



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-017

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 600 TURTLE COVE ROCKWALL TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE EMPTV

PROPOSED ZONING _____ PROPOSED USE COMMERCIAL

ACREAGE 2.6 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	<u>ABDUL LATIF KHAN</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON		CONTACT PERSON	<u>DAVID SROUSI</u>
ADDRESS	<u>5411 KINGSTON DR.</u>	ADDRESS	<u>755 VALLEGO DR</u>
CITY, STATE & ZIP	<u>RICHARDSON TX. 75082</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>469-870-6020</u>	PHONE	<u>469-456-5935</u>
E-MAIL	<u>hajgab@hotmail.com</u>	E-MAIL	<u>DAVID.SROUSI960@GMAIL.COM</u>

NOTARY VERIFICATION [REQUIRED]

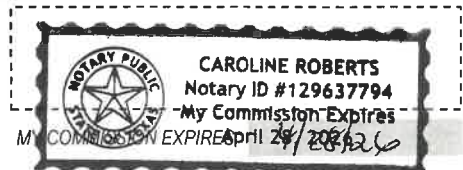
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Srousi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

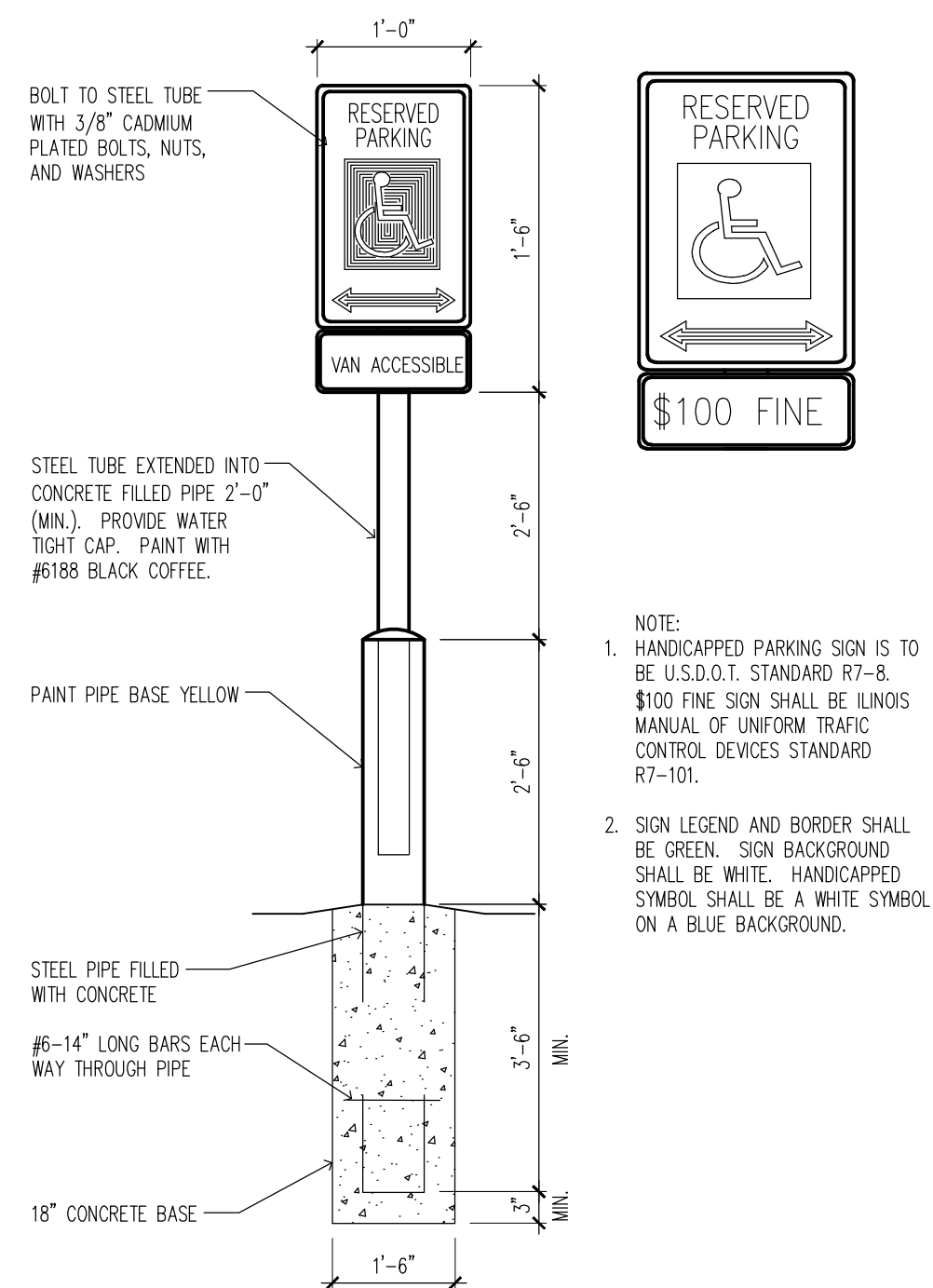
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF April, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF April, 2023

OWNER'S SIGNATURE _____

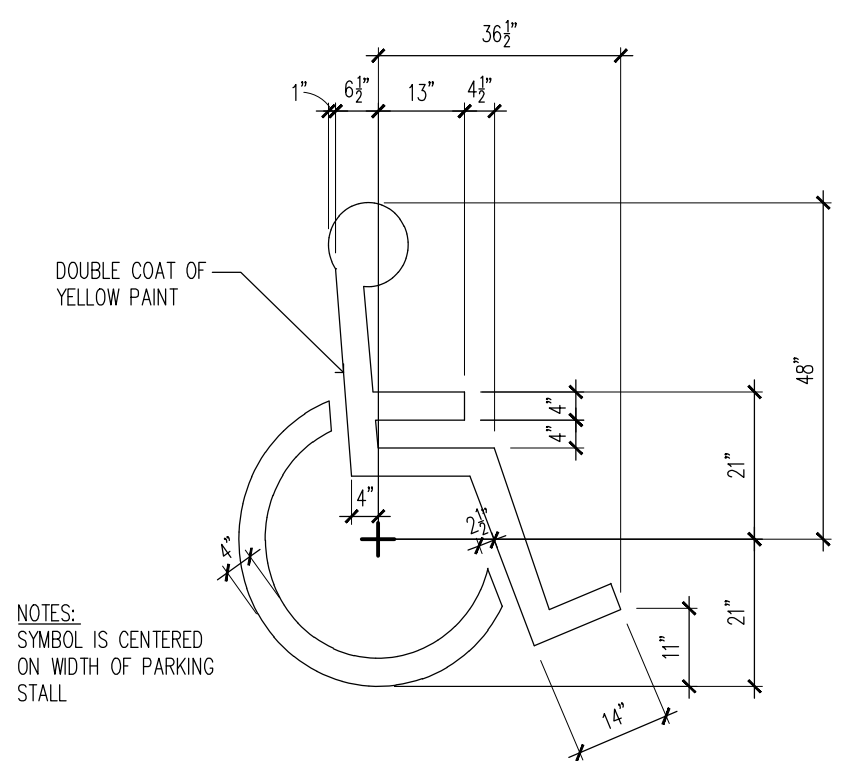
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



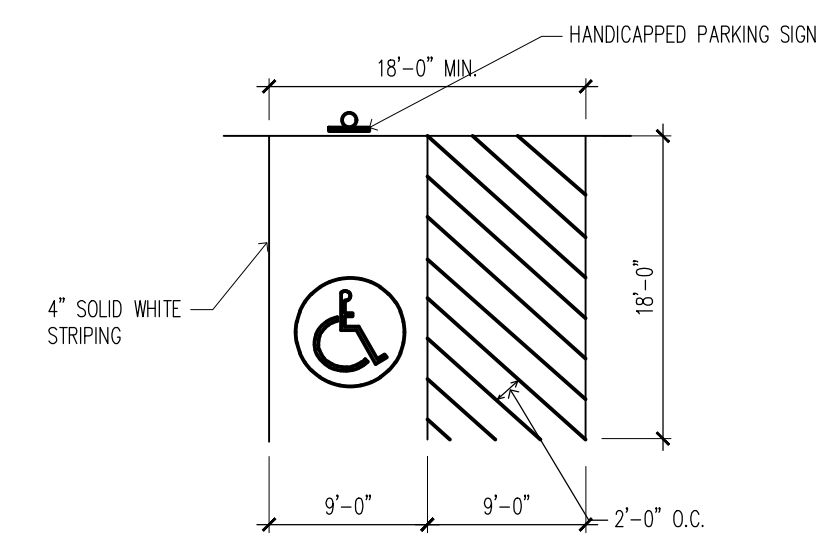


05 HANDICAP PARKING SIGN
N.T.S.

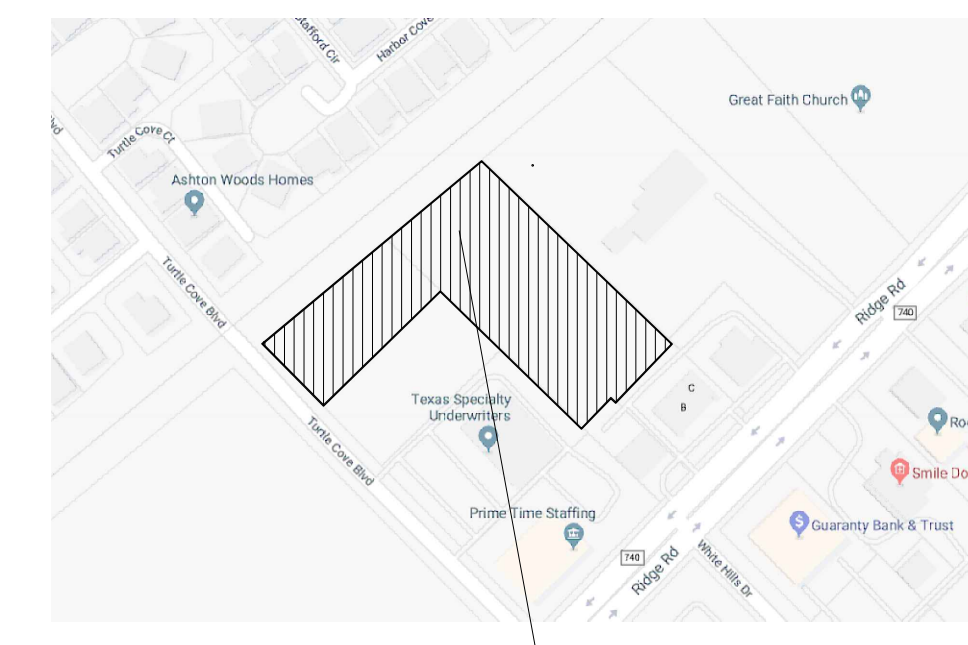
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



04 HANDICAPPED PAINTED SYMBOL
N.T.S.

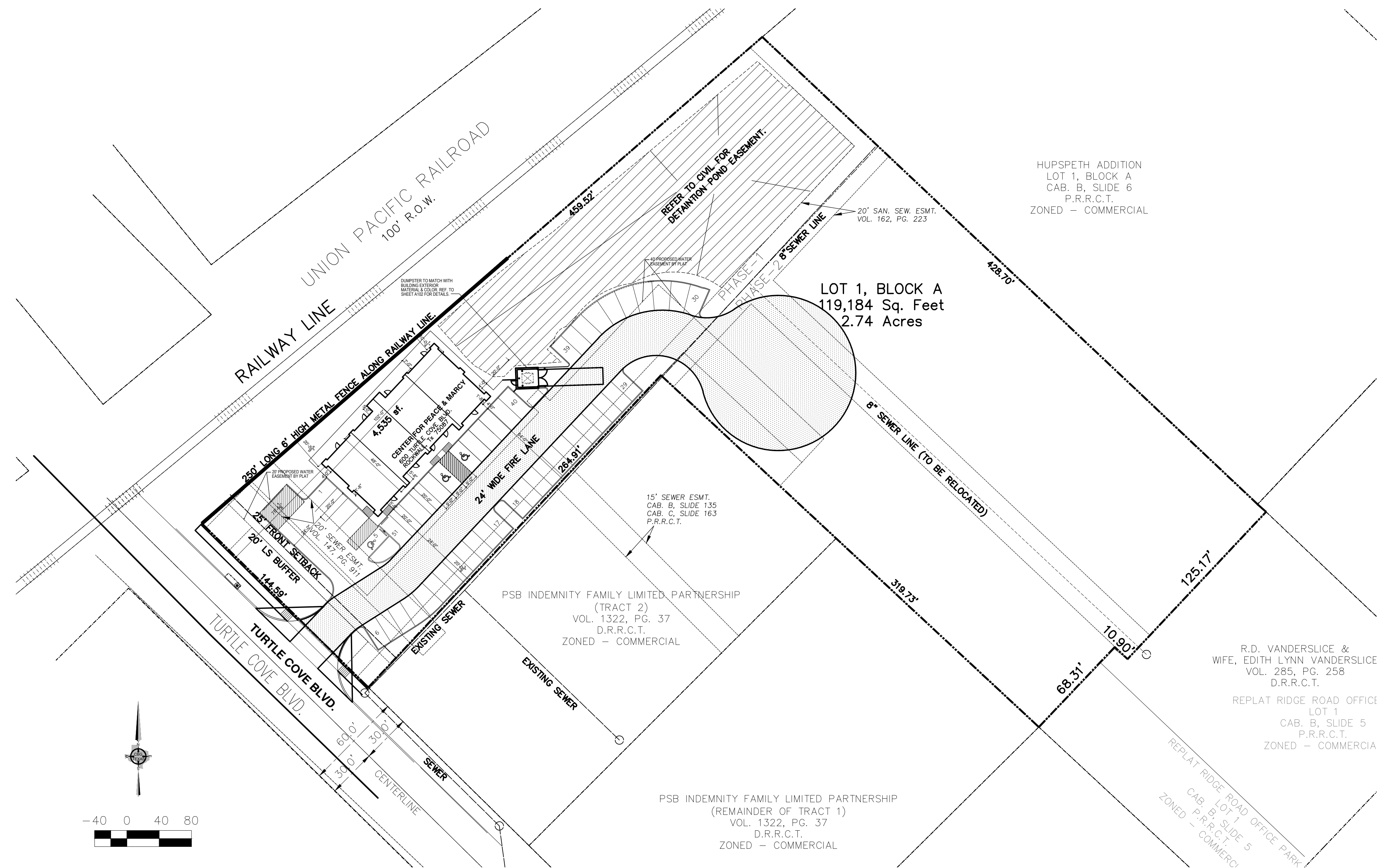


03 HANDICAPPED PARKING STALL
N.T.S.



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'4"



01 SITE PLAN
SCALE: 1"=40'4"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.28.22	CITY COMMENTS

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (800) 605-4806



12/26/2022
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, TX 76051
Tel: (817) 806-0811
E-mail: okm.heboluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE: 06.09.2021
SCALE: AS SHOWN
DRAWN:
DESIGNER:
A. HELALUZZAMAN

PROJECT #
H-2019-02
SHEET NO.:
A101



DARK BRONZE FRAMES, PARAPET CAP & CANOPY



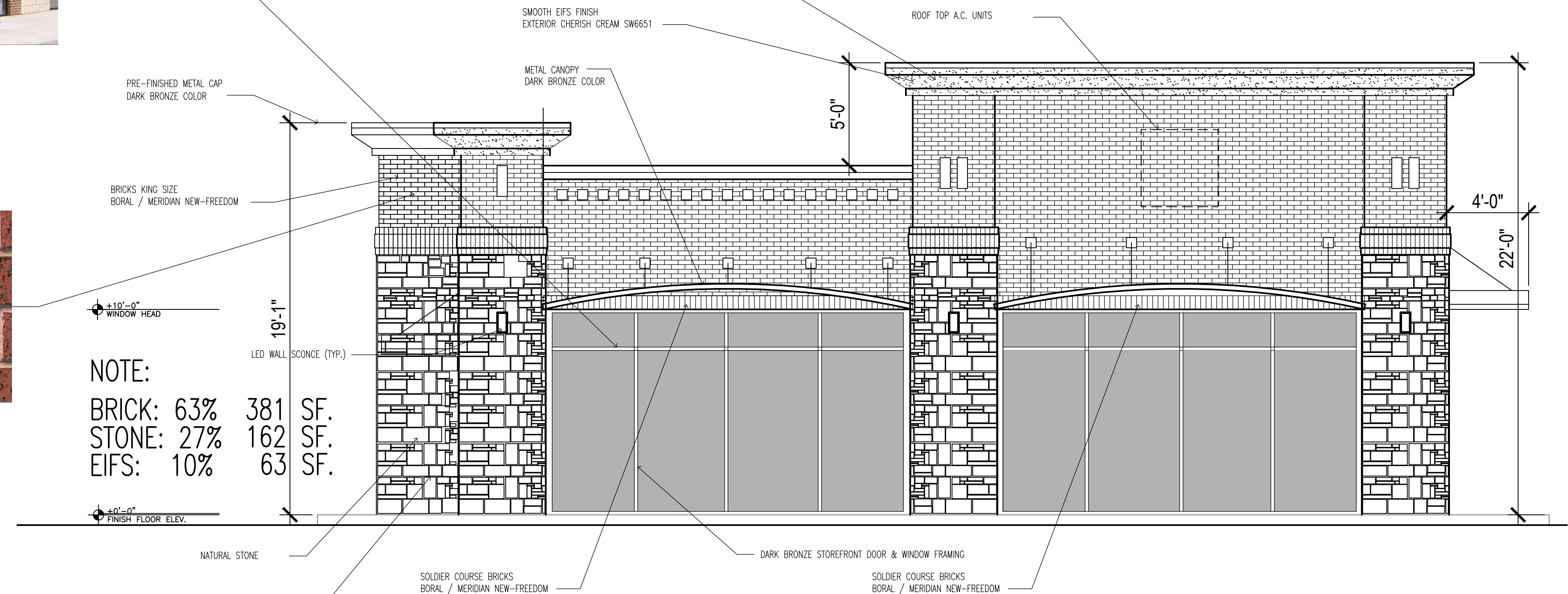
CHERISH CREAM SW6651 OR EQUAL



BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL



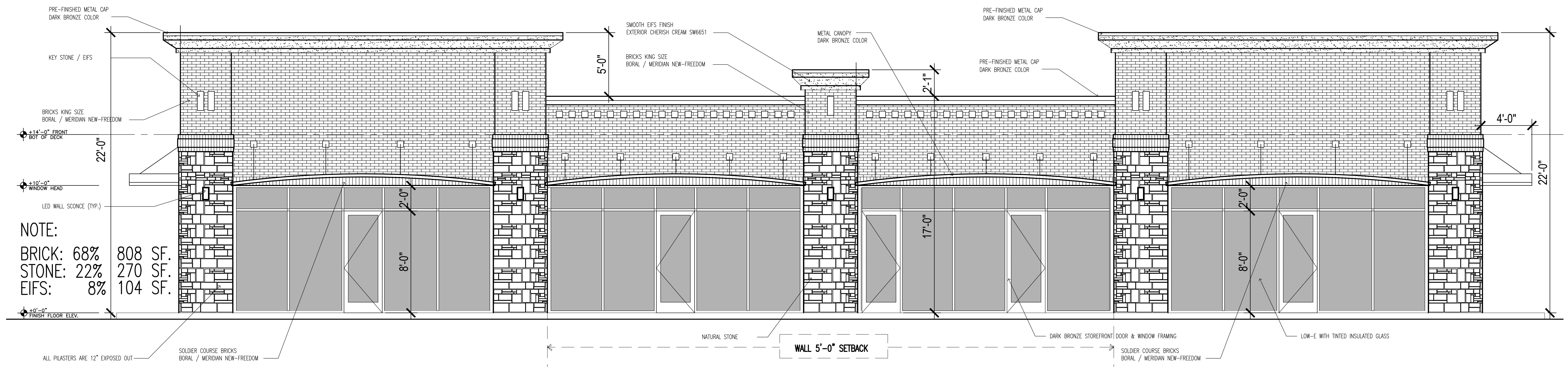
NATURAL LIME STONE OR EQUAL



NOTE:
 BRICK: 63% 381 SF.
 STONE: 27% 162 SF.
 EIFS: 10% 63 SF.

2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NOTE:
 BRICK: 68% 808 SF.
 STONE: 22% 270 SF.
 EIFS: 8% 104 SF.

1 EAST ELEVATION

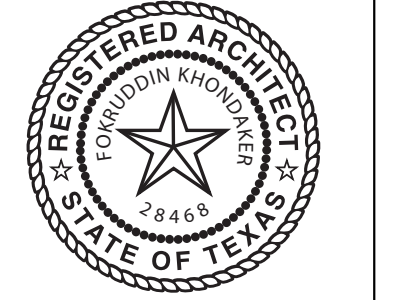
SCALE: 1/4" = 1'-0"

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

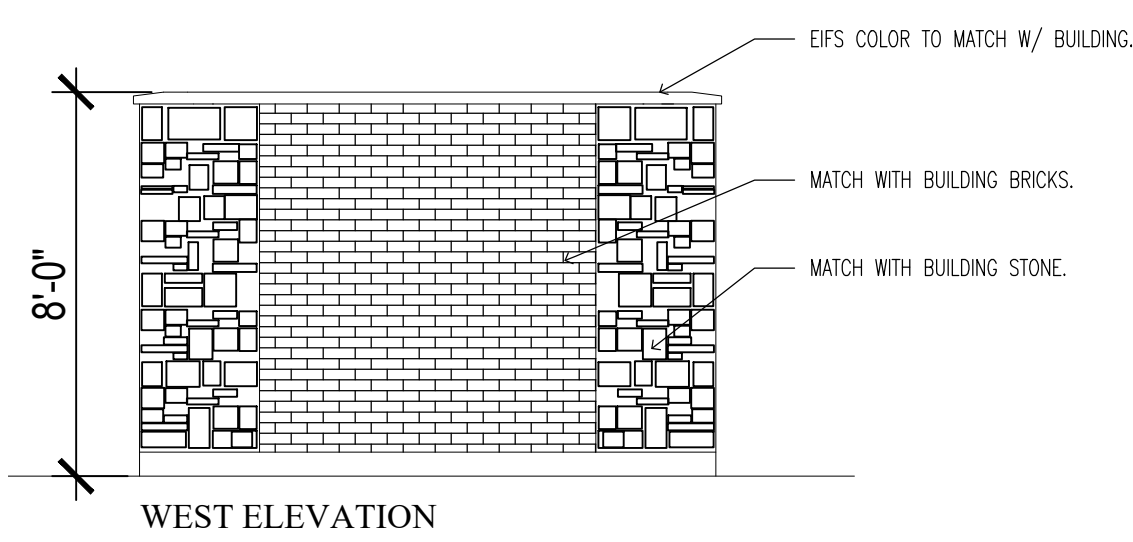
ARCHITECT OF THE RECORD:
 Fokredd Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 609 4806



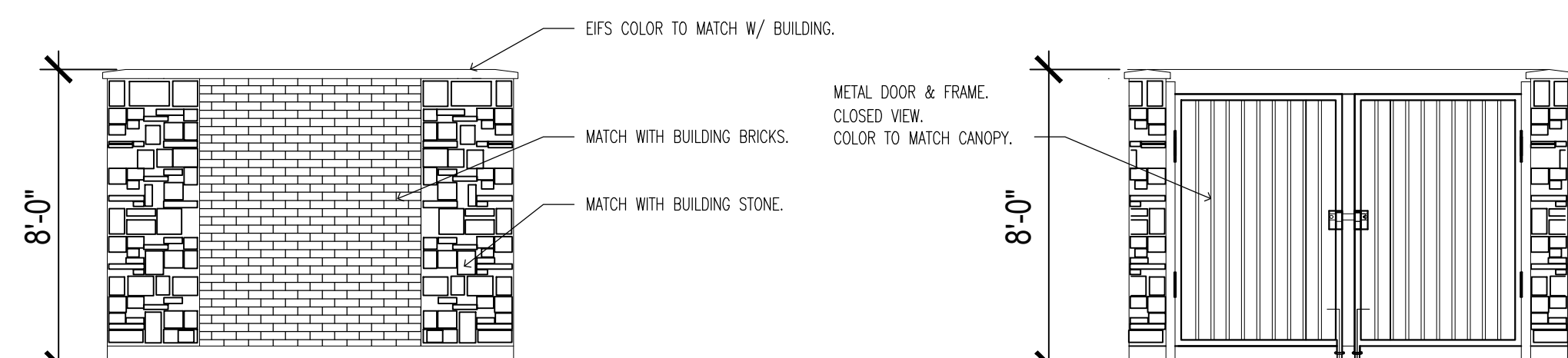
12/26/2022
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 75051
 Tel: (817) 806 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN
PROJECT #	
H-2019-02	
SHEET NO:	
A501	



WEST ELEVATION

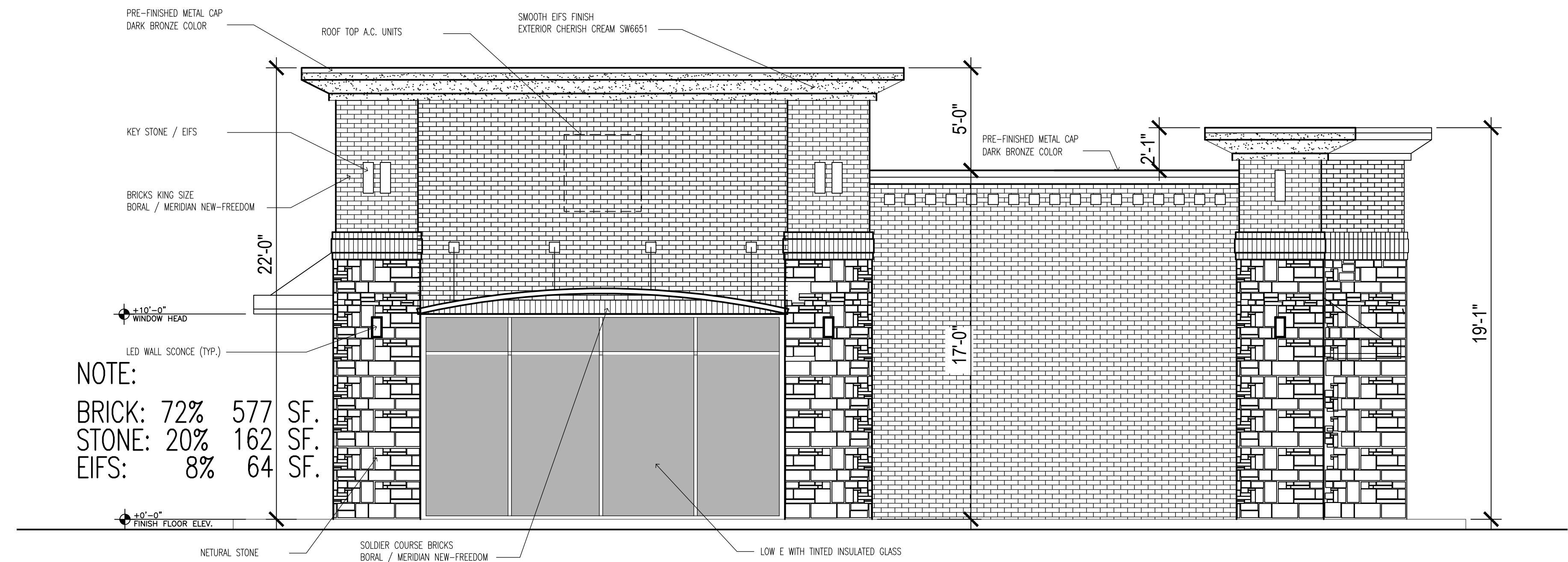


NORTH & SOUTH ELEVATIONS

EAST ELEVATION

3 DUMPSTER ELEVATIONS

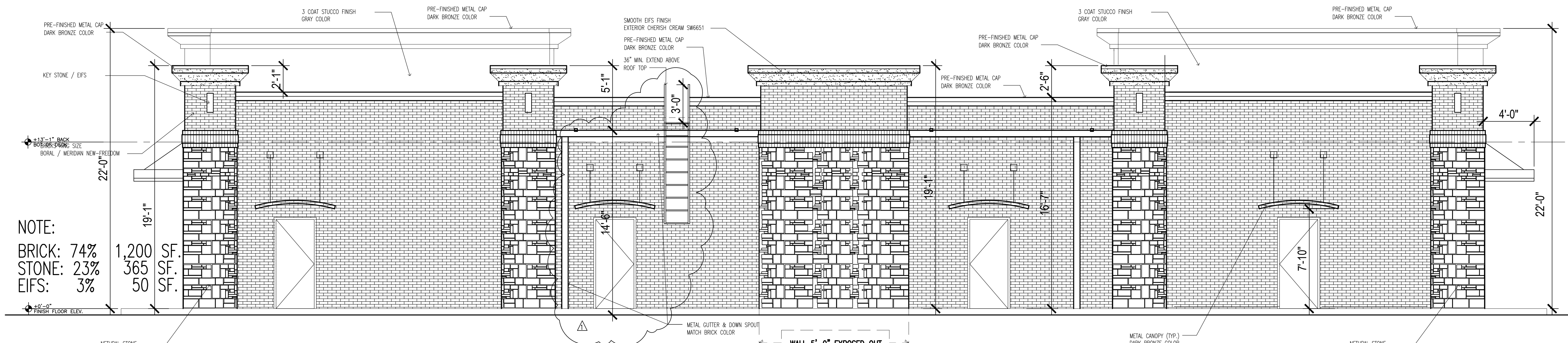
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
 BRICK: 72% 577 SF.
 STONE: 20% 162 SF.
 EIFS: 8% 64 SF.



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
 BRICK: 74% 1,200 SF.
 STONE: 23% 365 SF.
 EIFS: 3% 50 SF.

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

OWNER CHANGE	01.28.22

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel. (800) 609-4806



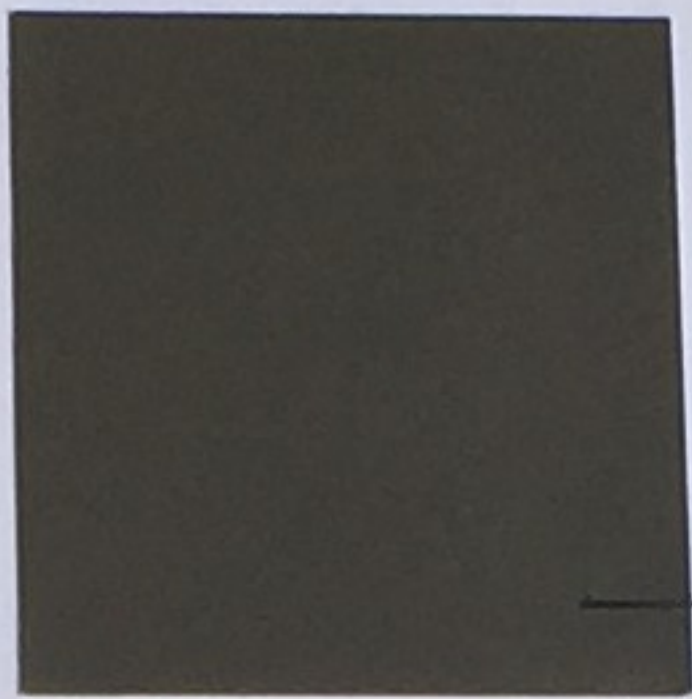
amazing concept
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 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

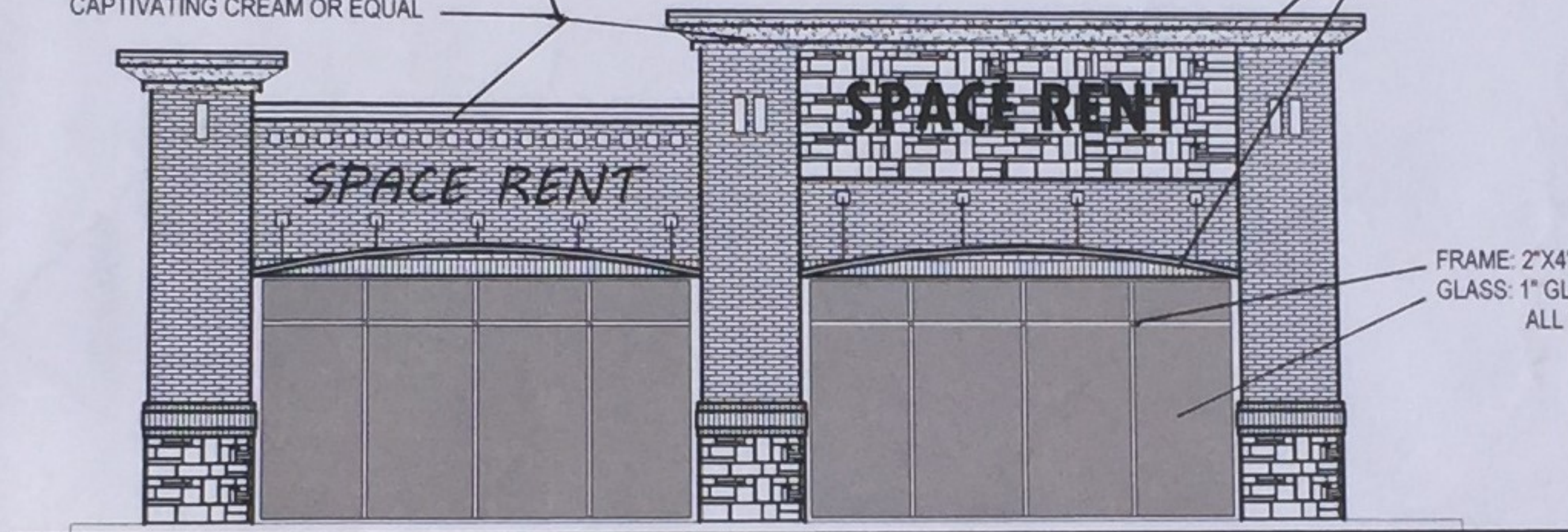
DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	SHEET NO: A502



SW 6659
CAPTIVATING CREAM OR EQUAL



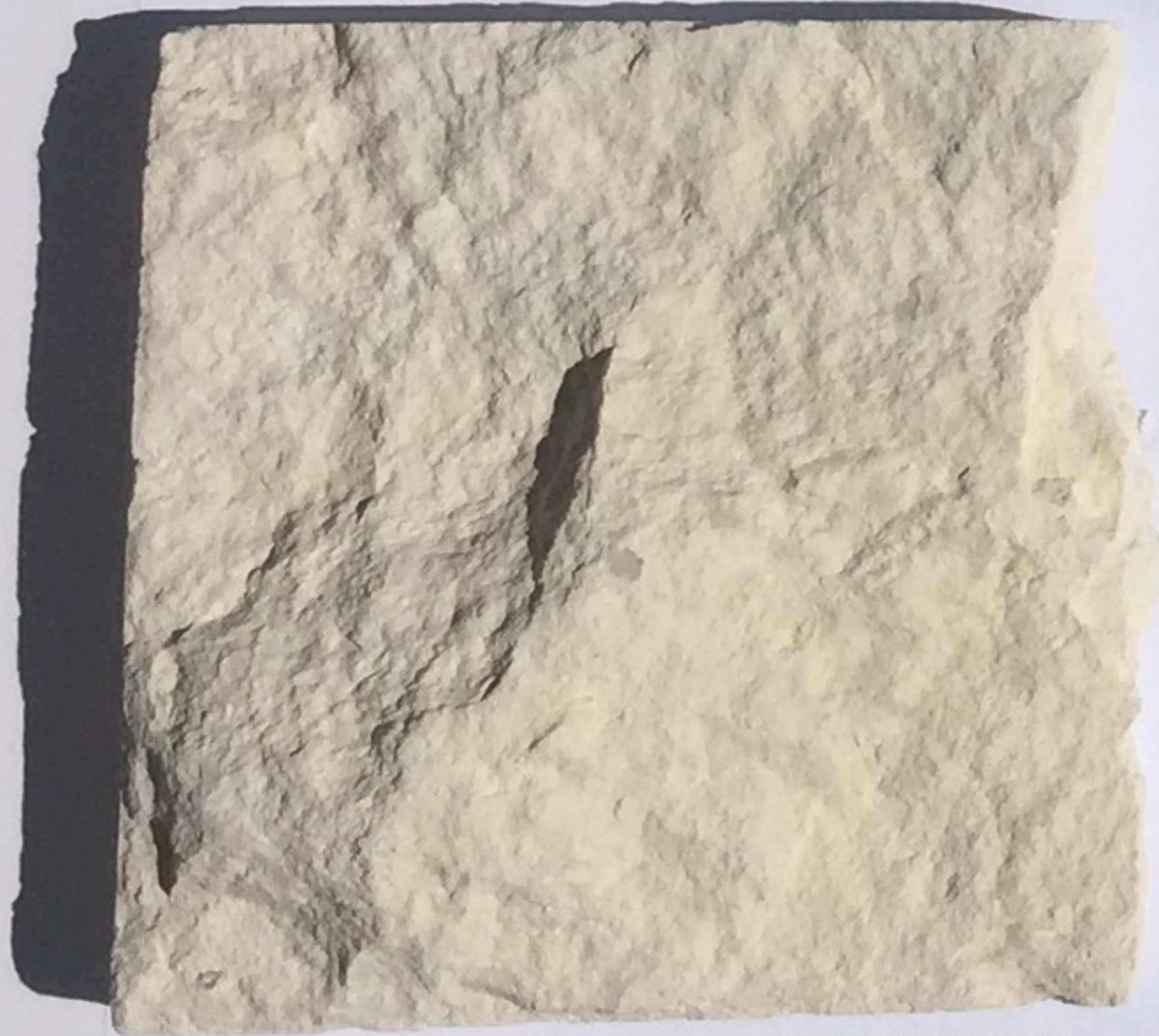
PRE-FINISHED METAL CAP & CANOPY
DARK BRONZE



FRAME: 2"x4" (DARK BRONZE)
GLASS: 1" GLAZING (1/4"-1/2"-1/4")
ALL TEMPERED & TINTED GLASS



PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL



MERIDIAN NEW-FREEDOM OR EQUAL

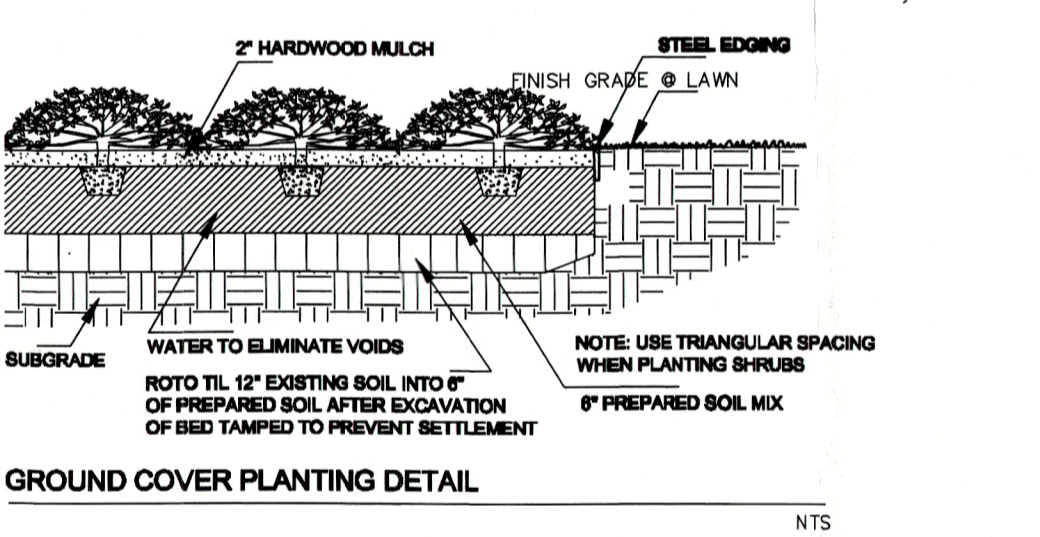
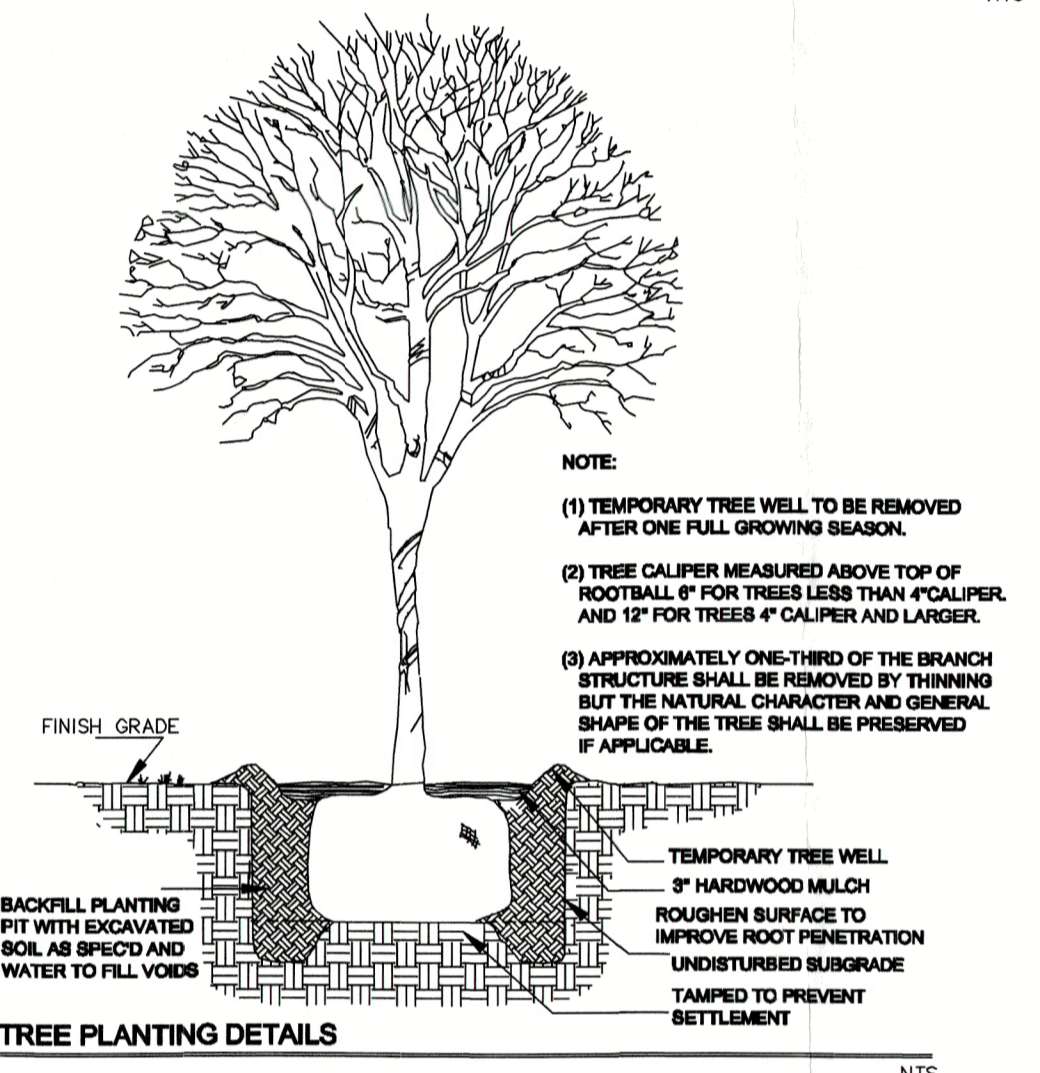
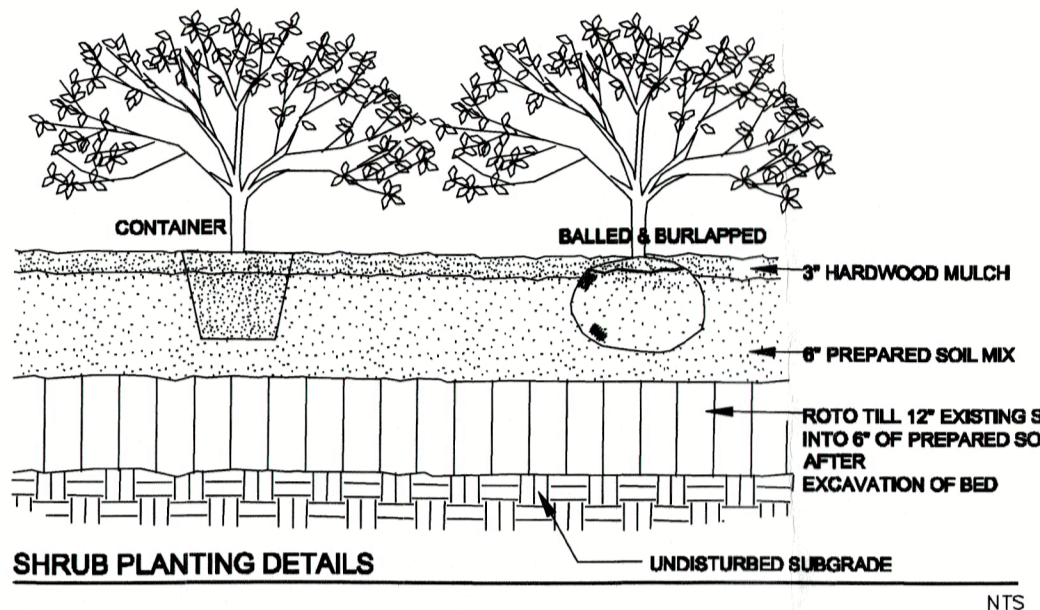
OWNER:
Abdul Latif Khan
4152 Goodland Dr., Richardson, TX 75082

PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

amazing o
Commercial & Residential
1461 Country Drive, Suite 100
Ft. Worth, TX 76104
Tel: 817-353-1811
E-mail: ahmed.helaluzzaman@gmail.com

PROJECT N
RETAIL BU
CASE NUM



planting notes

1. USE 1/2" IRF STEEL EDGING (PAINTED GREEN).
2. USE 4" "SOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDRATED/IRRIGATED. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH PRESSURE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

LOT AREA (PHASE 1): 8,829 SF (1.48 AC.)
 LANDSCAPE AREA REQUIRED: 0.866 SF (1% N/A)
 PROVIDED: 24,808 SF.
 BLDG. AREA: 4,828 SF.
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 81.
 SPACES PROVIDED: 81.

planting requirement

TURTLE COVE BLVD. LANDSCAPE BUFFER 144.89 LF.
 SHADE TREES REQUIRED: 3 (2' CAL.)
 PROVIDED: 4 (2' CAL.)
 SURFACE PARKING LOT LANDSCAPING 62 (SPACES)
 SHADE TREES PROVIDED: 6 (2' CAL.)
 SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

NOTE:
 (1) TEMPORARY TREE WELL TO BE REMOVED AFTER ONE FULL GROWING SEASON.
 (2) TREE CALIPER MEASURED ABOVE TOP OF ROOTBALL 1" FOR TREES LESS THAN 4" CALIPER AND 12" FOR TREES 4" CALIPER AND LARGER.
 (3) APPROXIMATELY ONE-THIRD OF THE BRANCH STRUCTURE SHALL BE REMOVED BY THINNING BUT THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TREE SHALL BE PRESERVED IF APPLICABLE.

existing tree listing & mitigation

TREE LIST	REPLACEMENT RATE
01 HACKBERRY 24" R 12"	
02 ELM 18" R 18"	
03 HACKBERRY 15" R 7.5"	
04 OAK 20" R 20"	
05 HACKBERRY 7" R 0"	
06 HACKBERRY 12" R 6"	
07 HACKBERRY 20" R 10"	
08 ELM 10" R 10"	
09 HACKBERRY 15" R 7.5"	
10 HACKBERRY 20" R 10"	
11 OAK 36" S	

R = REMOVE, S = SAVE
 15" CAL. INCHES TO BE REMOVED.
 40 CAL. INCH NEW TREES PROVIDED.
 17 INCHES TO BE MITIGATED.
 REFER PLANT SCHEDULE FOR PROPOSED TREE LISTING.

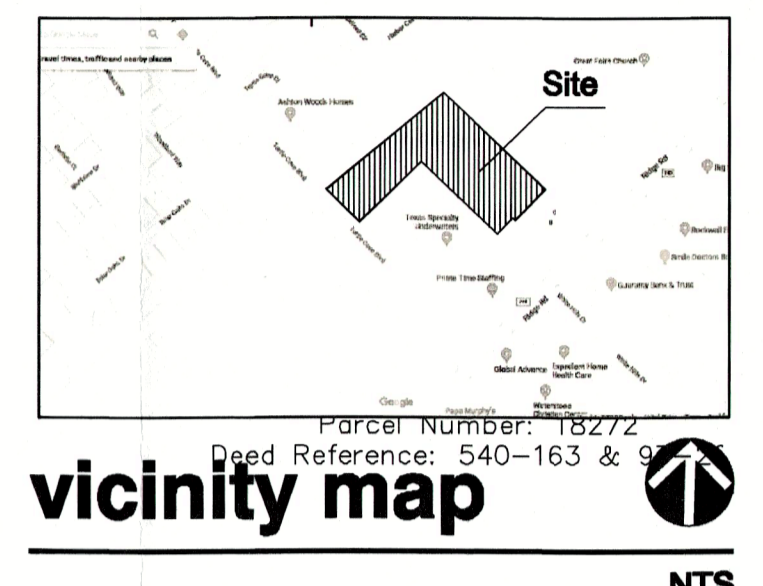
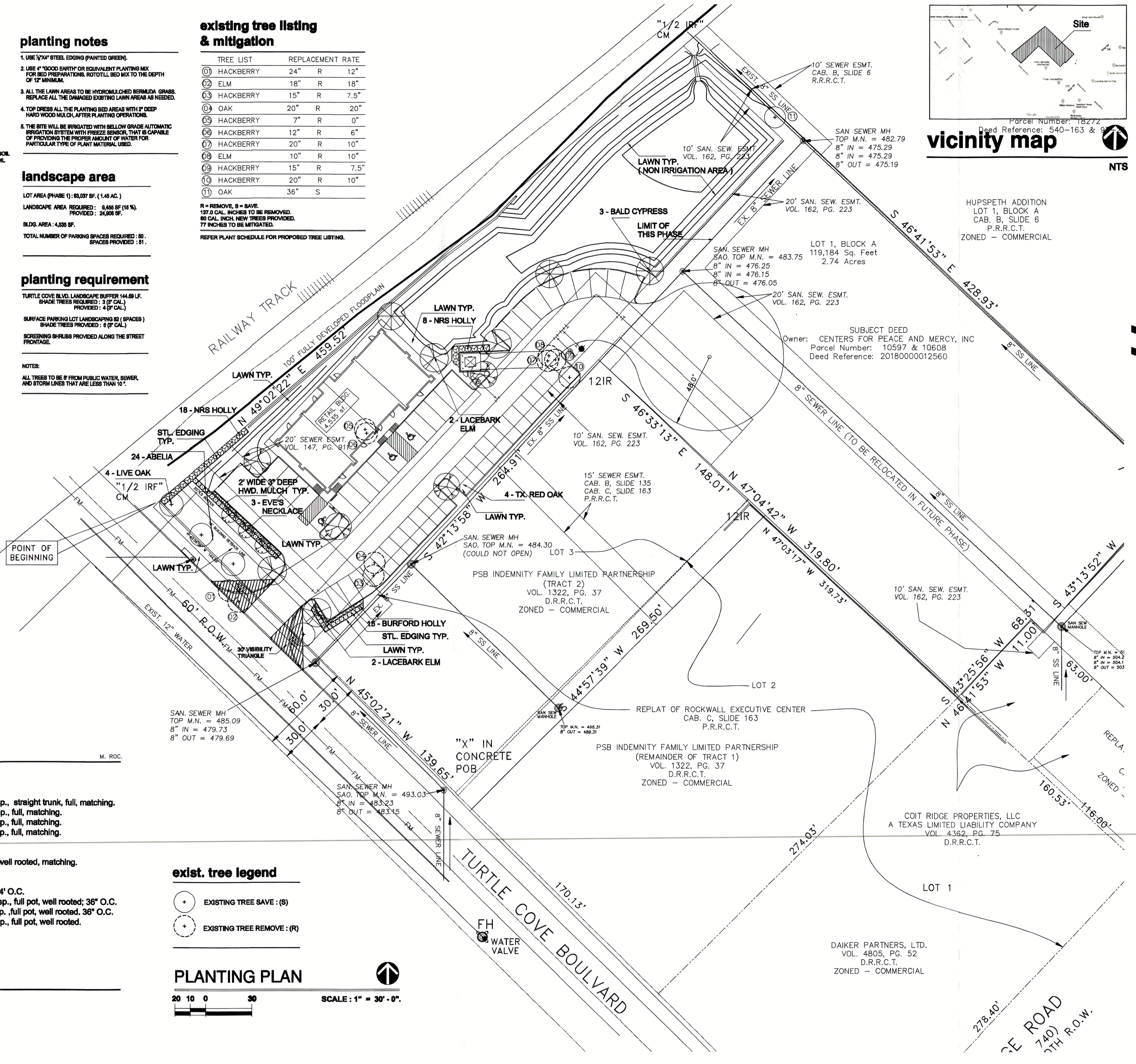
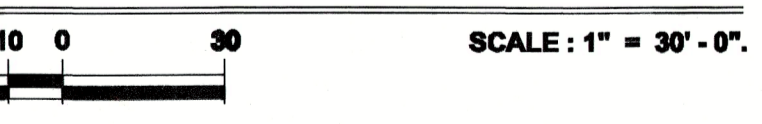
plant schedule

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
4	Texas Red Oak	Quercus shumardii "Texana"	4" Caliper	10-12' ht., 6-7' sp., straight trunk, full, matching.
4	Lacebark Elm	Ulmus parvifolia	4" Caliper	10-12' ht., 5-6' sp., full, matching.
4	Live Oak	Quercus virginiana	4" Caliper	10-12' ht., 5-6' sp., full, matching.
3	Bald Cypress	Taxodium distichum	4" Caliper	10-12' ht., 5-6' sp., full, matching.
ORNAMENTAL TREES				
3	Eve's Necklace	Sophora affinis	2.5" Caliper, 8' ht.,	full pot, well rooted, matching.
SHRUBS & VINE				
26	NRS. Holly	Ilex x. Nello R. Stevens	7 gal.	full pot, well rooted, 4' O.C.
24	Abelia	Abelia grandiflora	5 gal.	30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.
17	Burford Holly	Ilex cornuta burfordi "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted, 36" O.C.
15	Dwf. Abelia	Abelia grandiflora "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted.
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dactylon		Hydrated.

exist. tree legend

- (+) EXISTING TREE SAVE: (S)
- (-) EXISTING TREE REMOVE: (R)

PLANTING PLAN



aroids
 landscape architects
 5907 Indian Hills drive, garland, Texas 75044. 214.403.2034. maasim2745@gmail.com

CPM MASJID (PHASE ONE)
OWNER : CENTER FOR PEACE & MERCY, INC.
 600 TURTLE COVE BLVD.
 ROCKWALL, TX. 75087.

revision

△	JUL. 23,2020
△	SEP. 07,2020
△	JAN. 25,2021
△	
△	
△	

shown

PLANTING PLAN & DETAILS



date
APR. 07, 2020

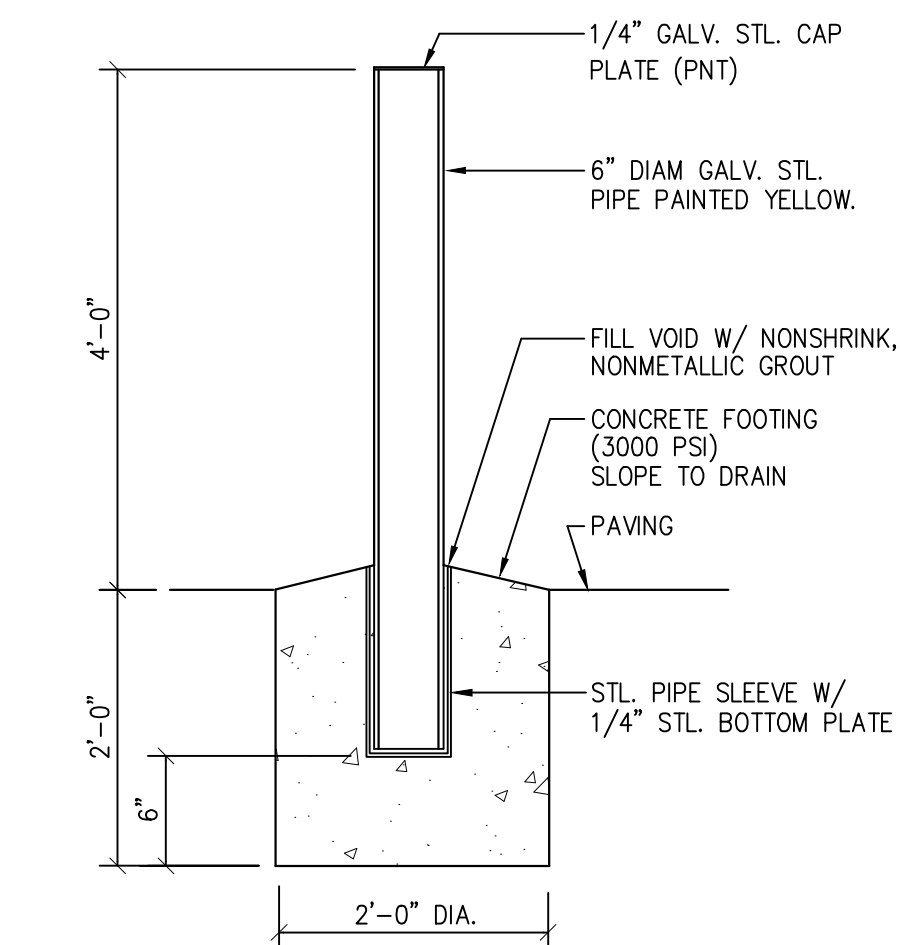
sheet

LP.01

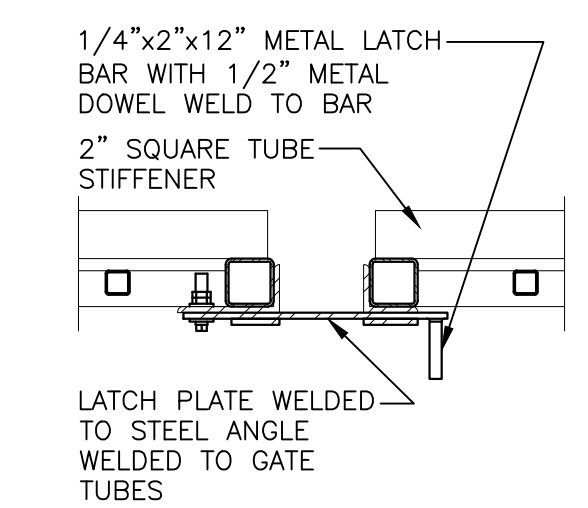
- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

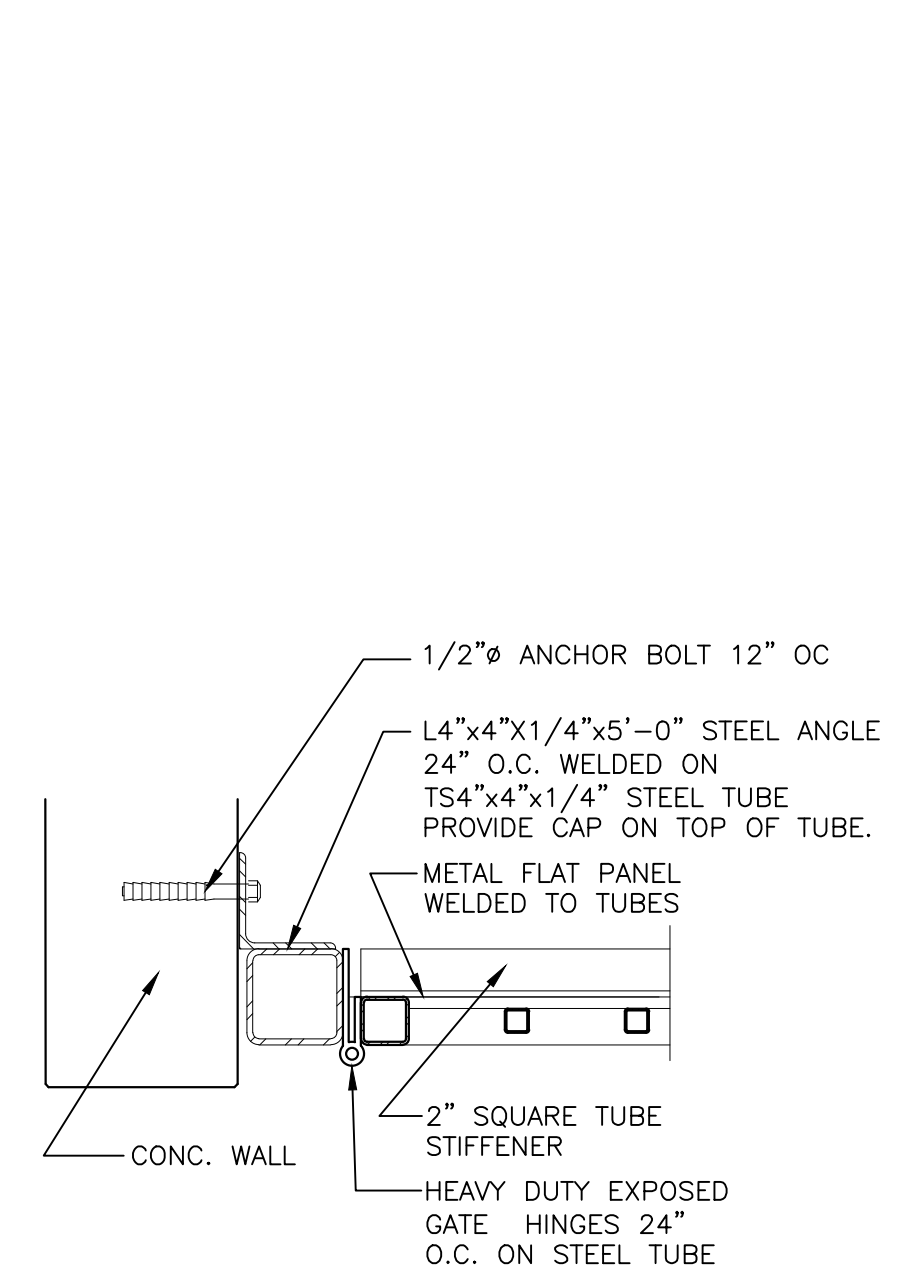
PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087



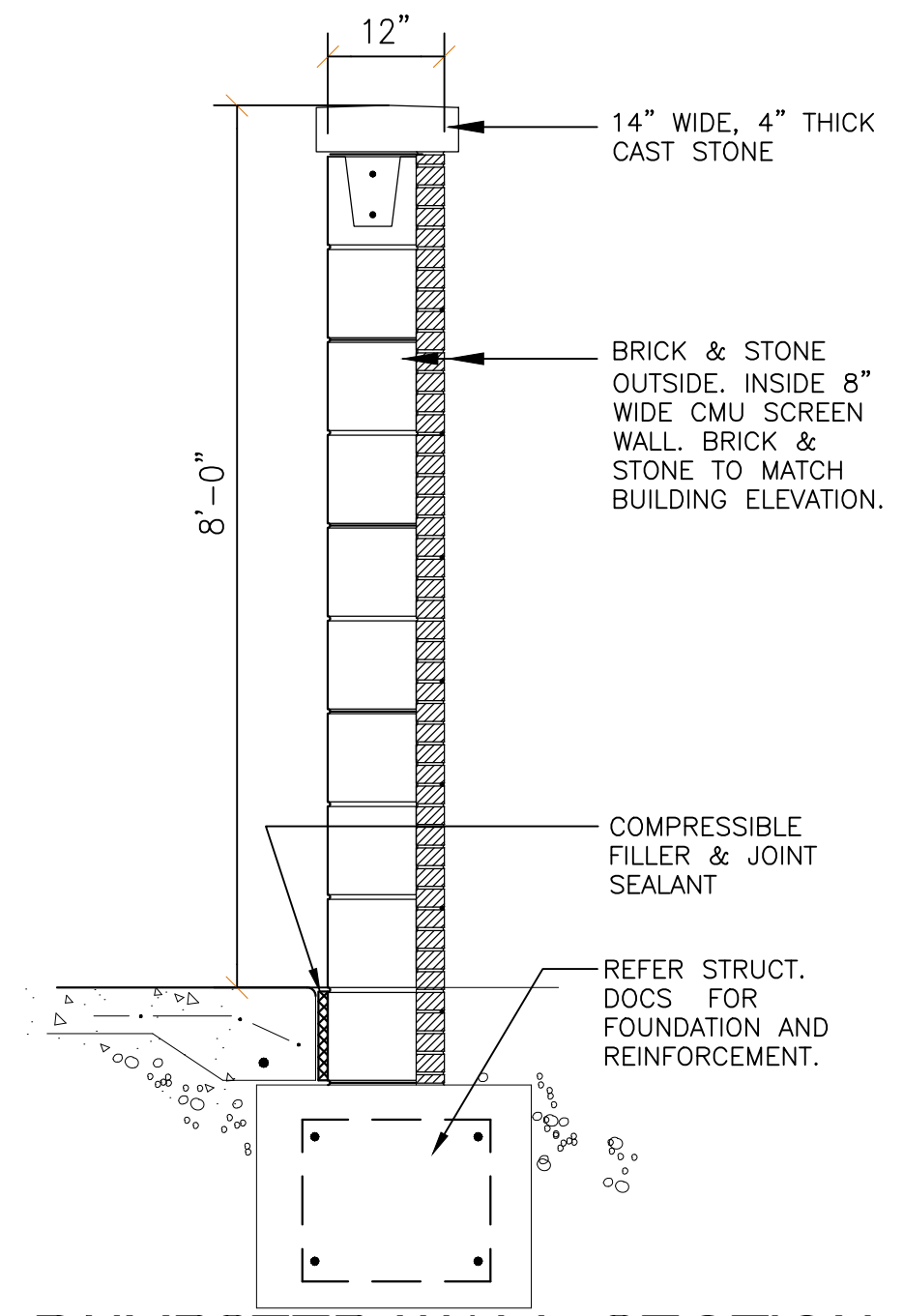
06 PIPE BOLLARD DETAIL
 SCALE: 1/4" = 1'-0"



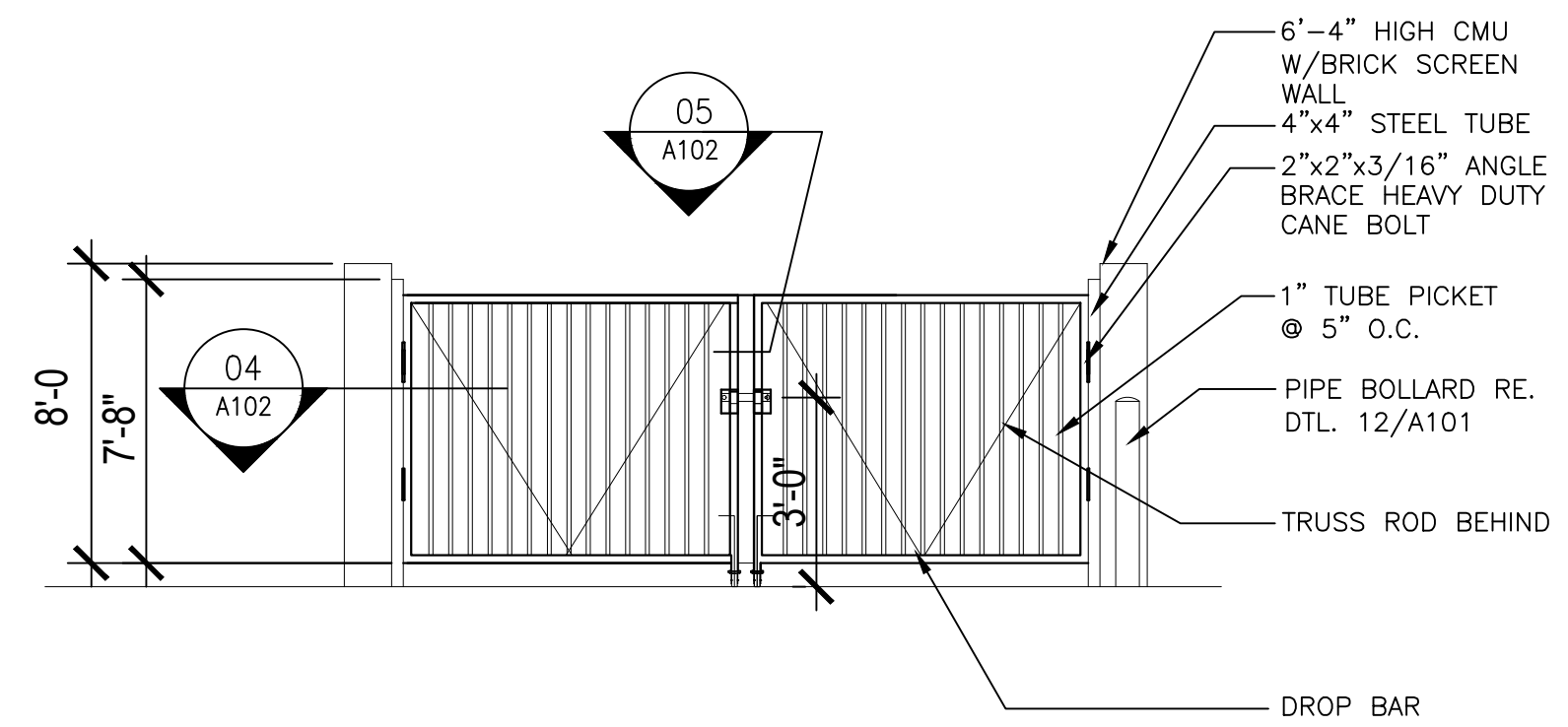
05 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"



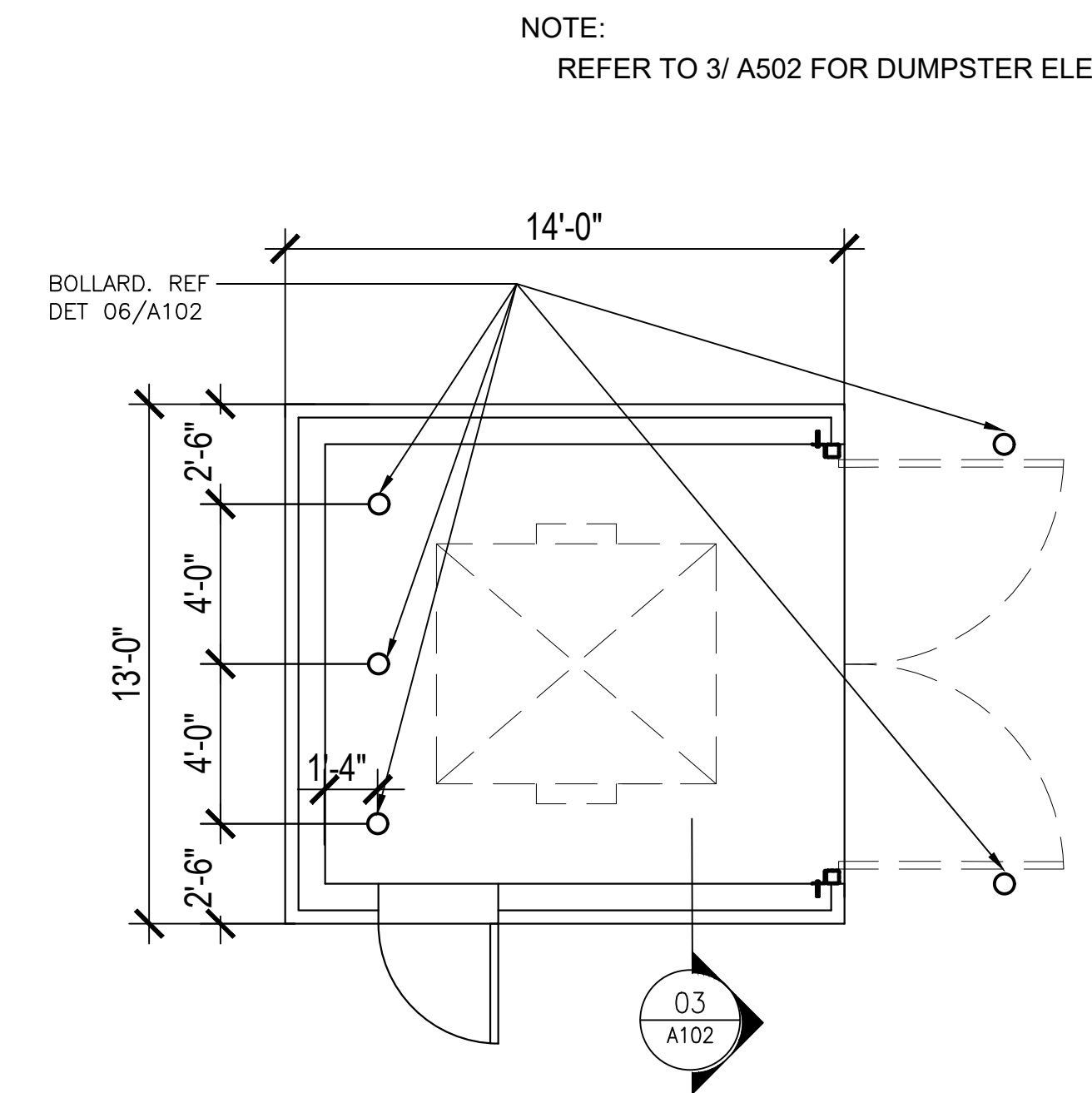
04 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
 SCALE: 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS:

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 609 4806



12/26/2022
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 806 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 SITE DETAILS

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN
PROJECT #	H-2019-02
SHEET NO:	A102

WAHEED CONSULTING
 420 PARKSIDE COURT
 MURPHY, TEXAS 75084
 PH: 817-793-2010
 FIRM #: F-6336

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

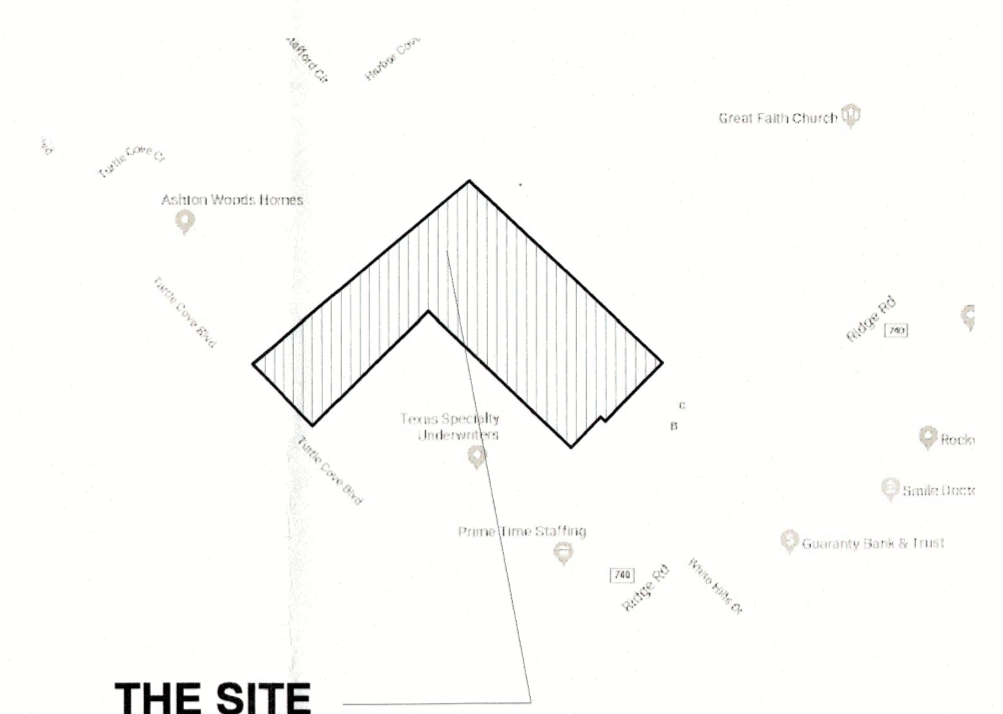
PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 808 0811
 E-mail: akm.helaluzzaman@gmail.com

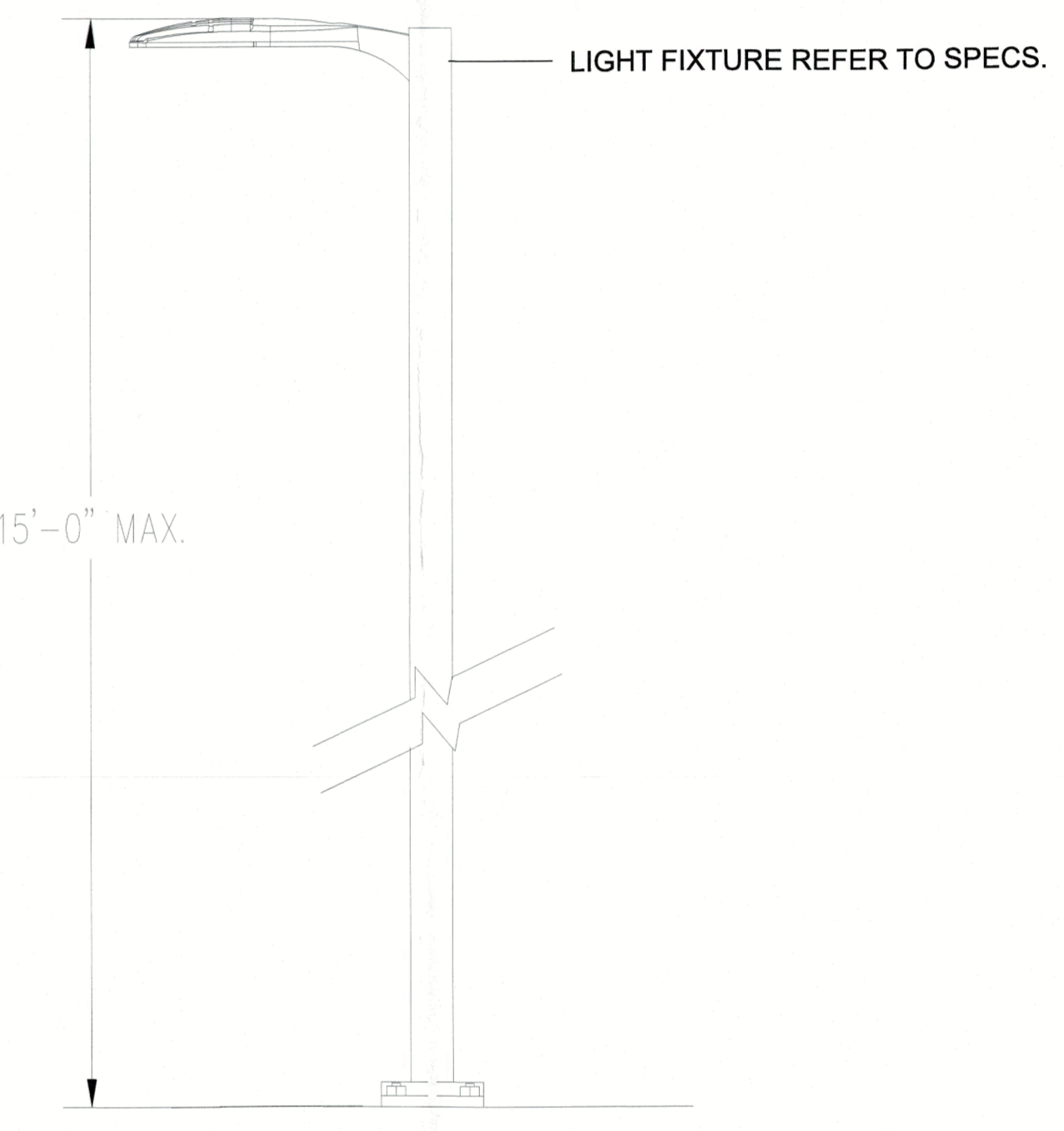
SHEET TITLE:
 PHOTOMETRIC PLAN

DATE: 06.11.2019
 SCALE: AS SHOWN
 DRAWN: DESIGNER:
 A. HELALUZZAMAN
 PROJECT # **H-2019-02**
 SHEET NO: **ESP**

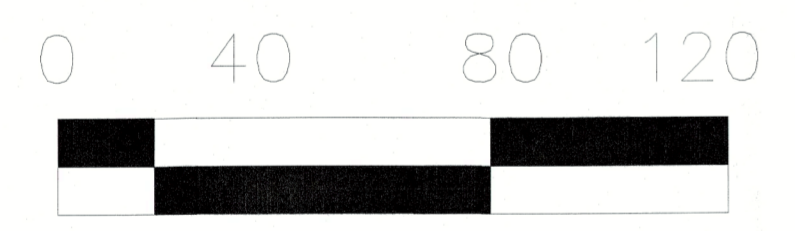
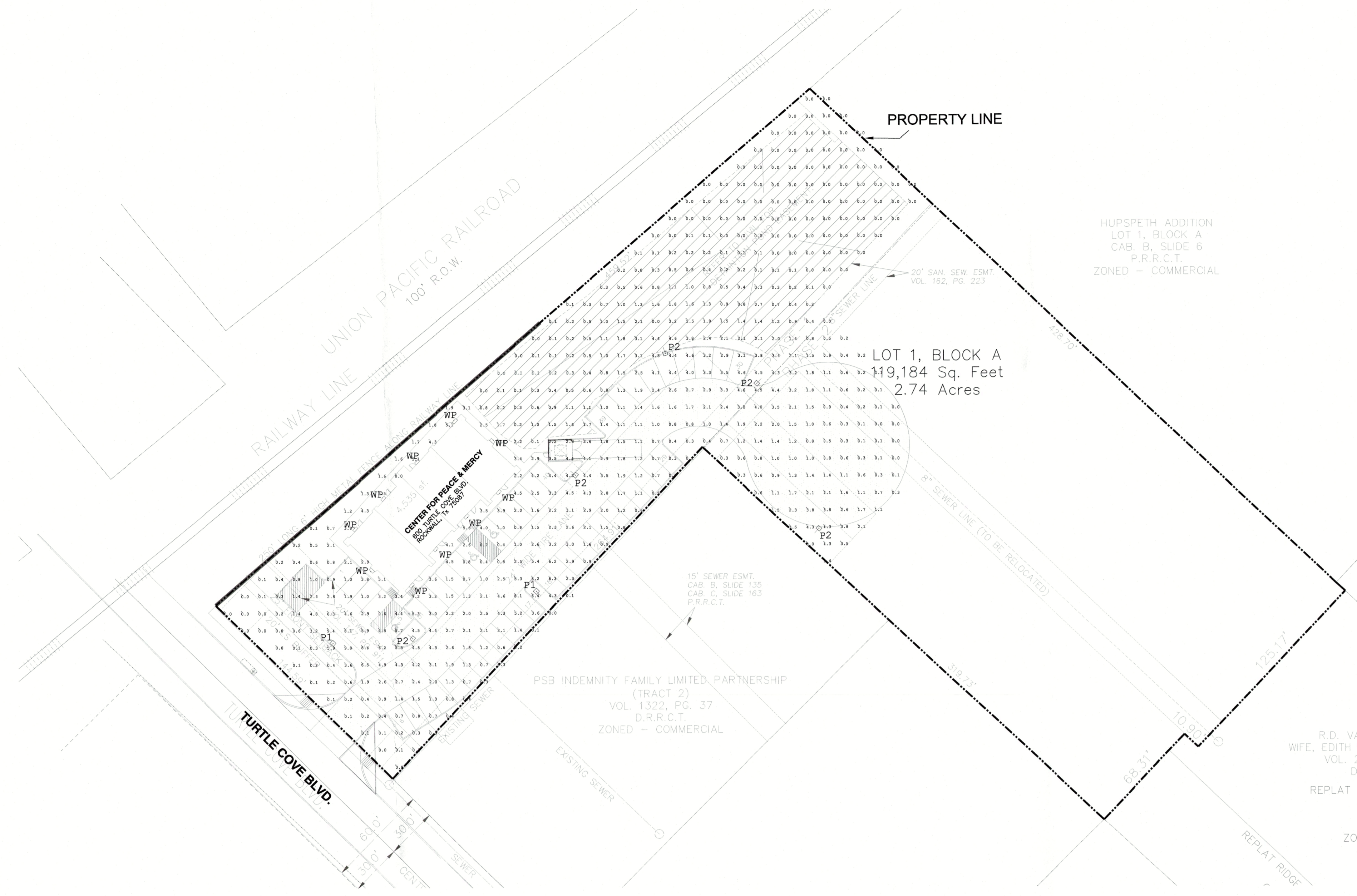


THE SITE
 600 TURTLE COVE DR.
 ROCKWALL, TX 75087

02 VICINITY MAP
 SCALE: 1"=40'-0"



03 TYPICAL SITE POLE
 SCALE: N.T.S.

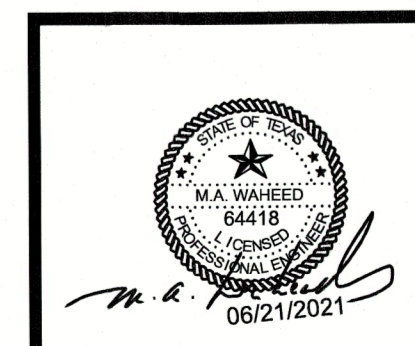


01 PHOTOMETRIC PLAN
 SCALE: 1"=40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
LOT COVERAGE	8.13%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	150/4 = 37.5 (SAY 38)
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	38+12 = 50
TOTAL PARKING PROVIDED	52 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	1.51	9.8	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2	☐	Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5	☐	Lithonia Lighting	DSX1 LED P3 50K TSM MVOLT	13218	102
WP	10	☐	Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24



CASE NO.: SP2019-014



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-017

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 600 TURTLE COVE ROCKWALL TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE EMPTV

PROPOSED ZONING _____ PROPOSED USE COMMERCIAL

ACREAGE 2.6 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	<u>ABDUL LATIF KHAN</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON		CONTACT PERSON	<u>DAVID SROUSI</u>
ADDRESS	<u>5411 KINGSTON DR.</u>	ADDRESS	<u>755 VALLEGO DR</u>
CITY, STATE & ZIP	<u>RICHARDSON TX. 75082</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>469-870-6020</u>	PHONE	<u>469-456-5935</u>
E-MAIL	<u>hafgab@hotmail.com</u>	E-MAIL	<u>DAVID.SROUSI960@GMAIL.COM</u>

NOTARY VERIFICATION [REQUIRED]

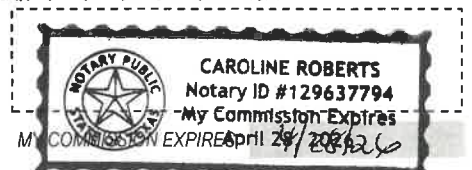
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Srousi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

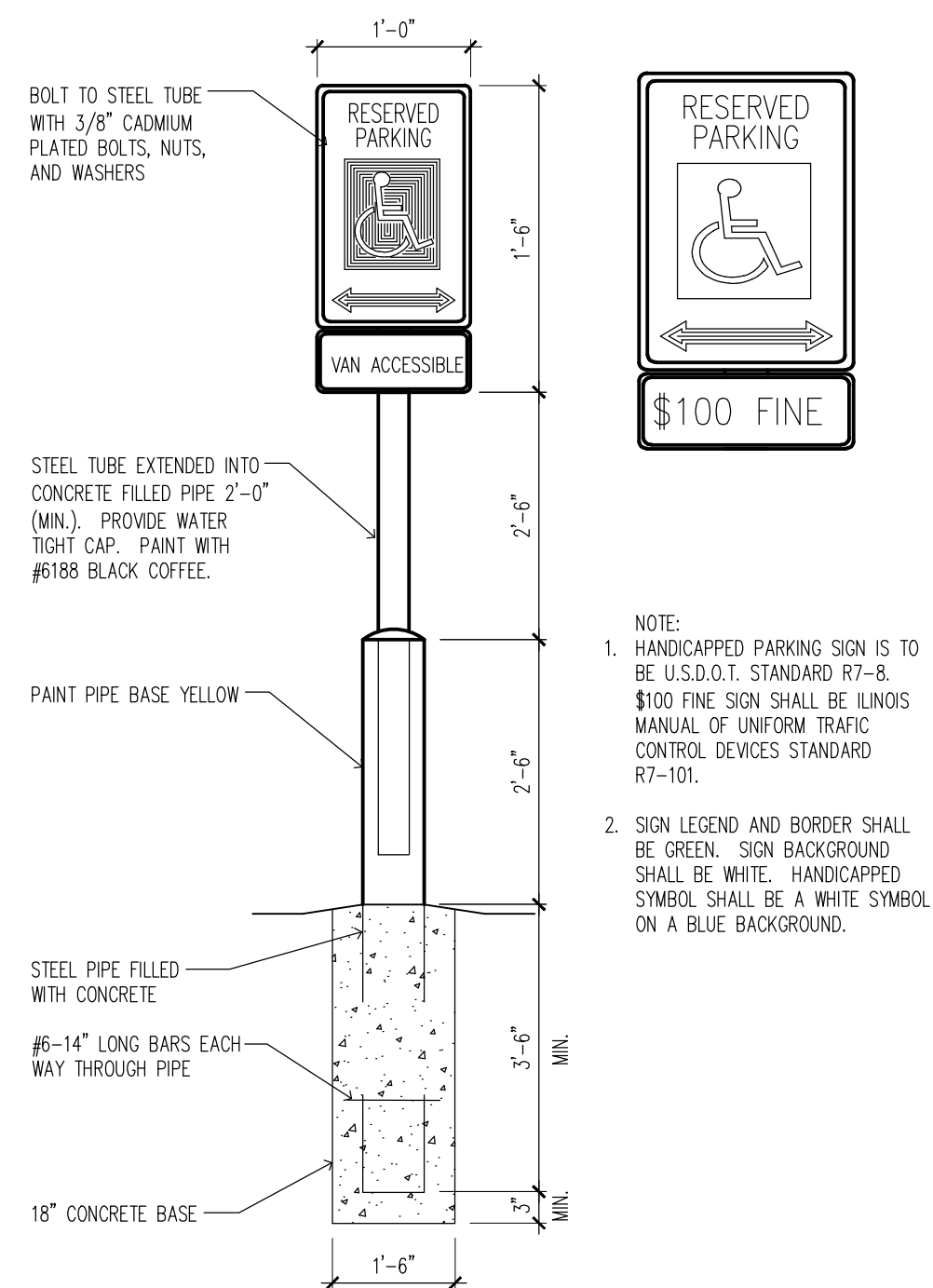
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF April, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF April, 2023

OWNER'S SIGNATURE

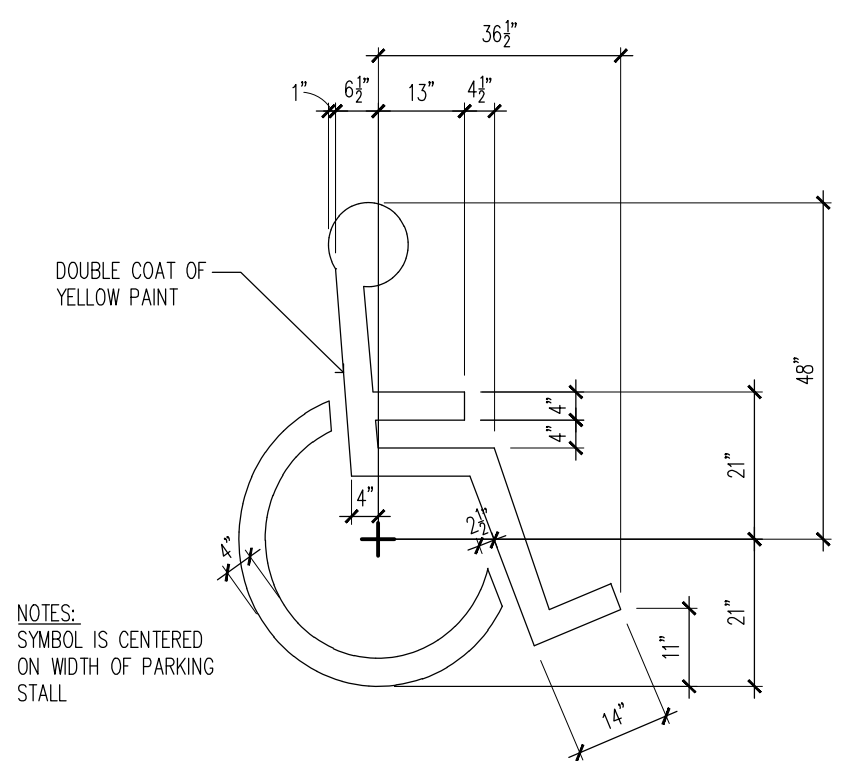
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



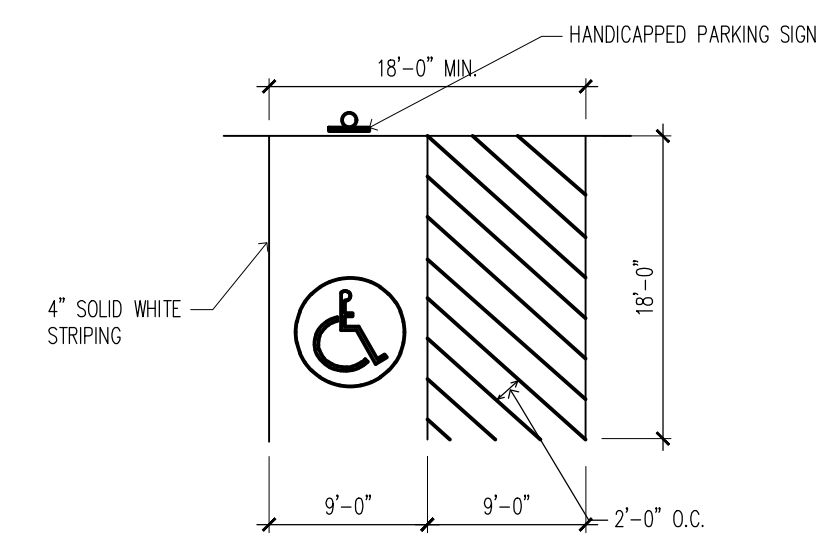


05 HANDICAP PARKING SIGN
N.T.S.

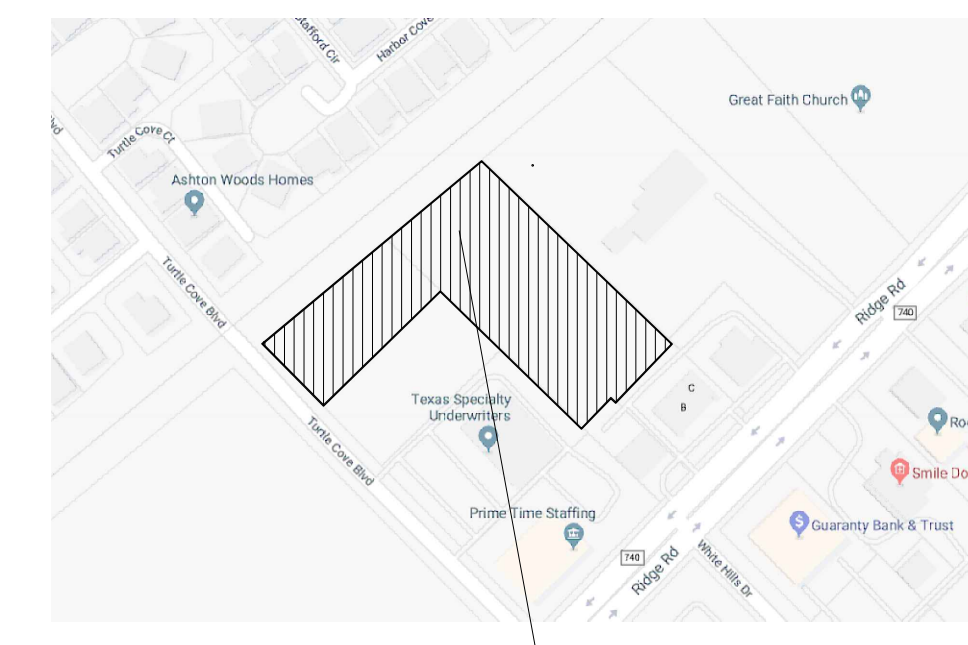
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



04 HANDICAPPED PAINTED SYMBOL
N.T.S.

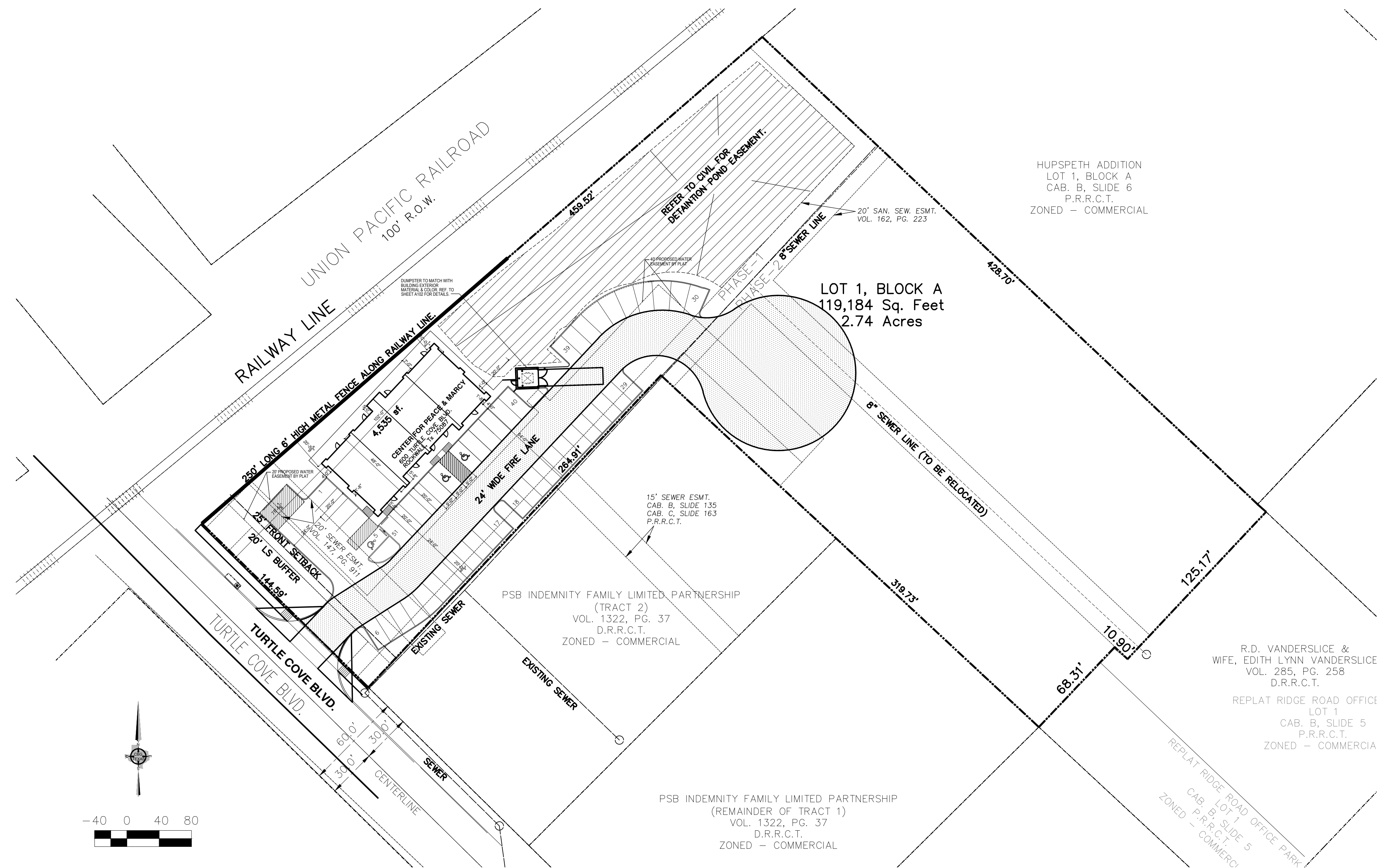


03 HANDICAPPED PARKING STALL
N.T.S.



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'4"



01 SITE PLAN
SCALE: 1"=40'4"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.28.22	CITY COMMENTS

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (800) 605-4806



12/26/2022
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, TX 76051
Tel: (817) 806-0811
E-mail: okm.heboluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE: 06.09.2021
SCALE: AS SHOWN
DRAWN:
DESIGNER:
A. HELALUZZAMAN

PROJECT #
H-2019-02
SHEET NO.:
A101



DARK BRONZE FRAMES, PARAPET CAP & CANOPY



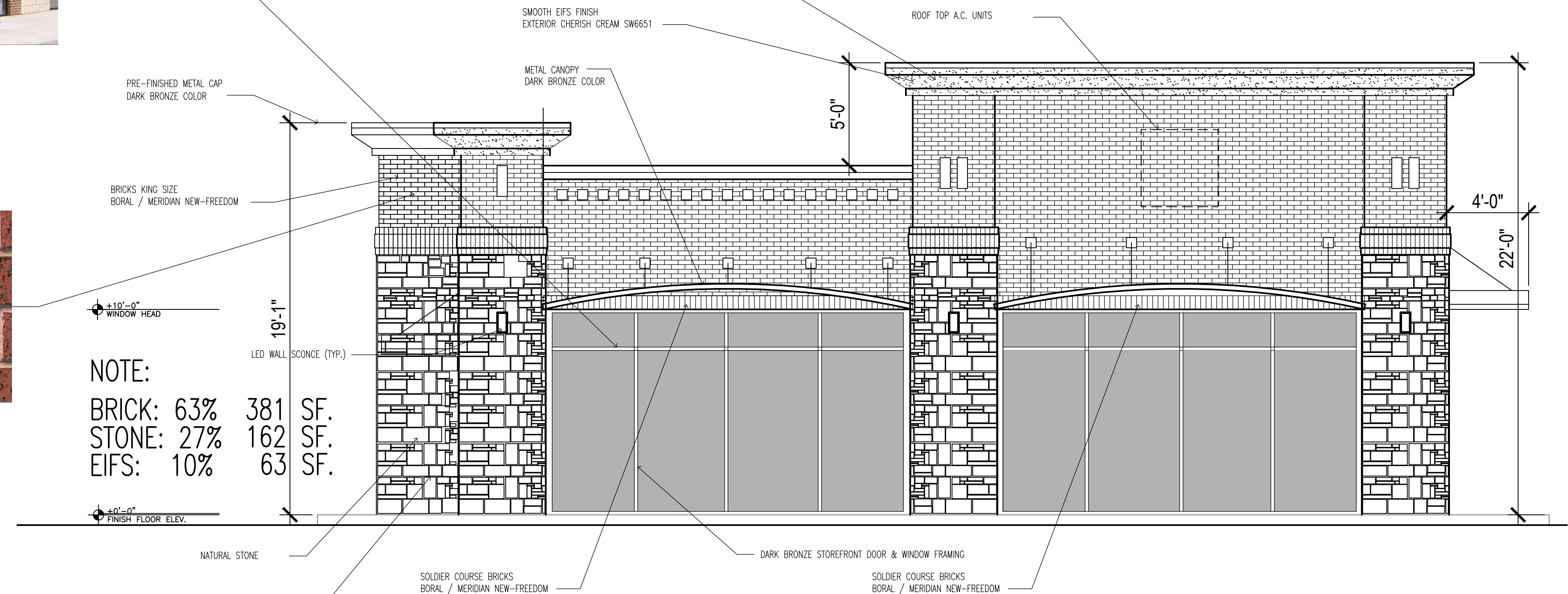
CHERISH CREAM SW6651 OR EQUAL



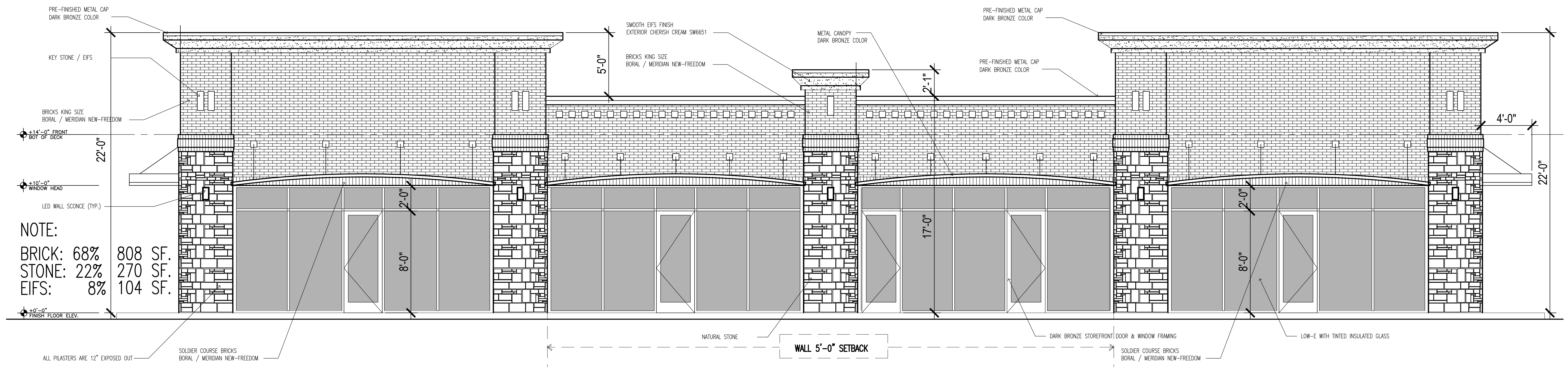
BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL



NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

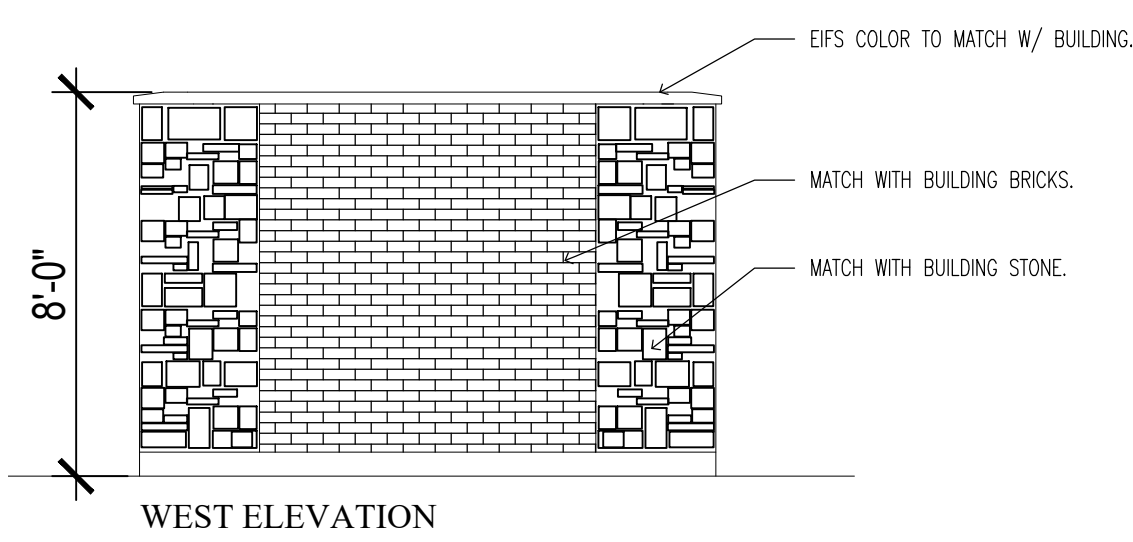
ARCHITECT OF THE RECORD:
Fokredd Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (800) 609 4806



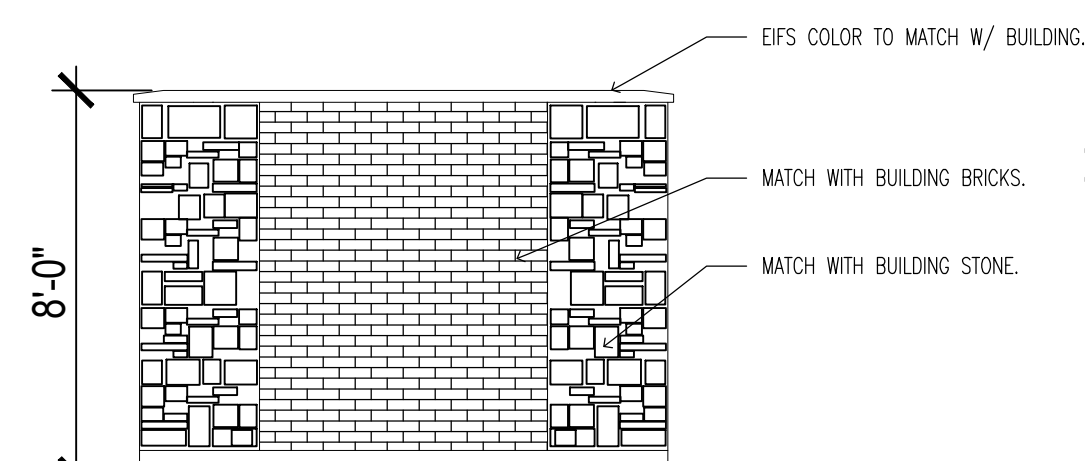
12/26/2022
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 75051
Tel: (817) 806 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

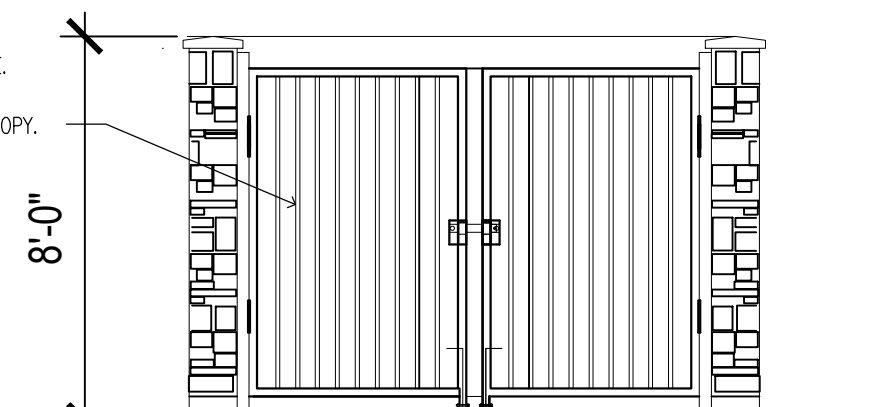
DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	
SHEET NO: A501	



WEST ELEVATION



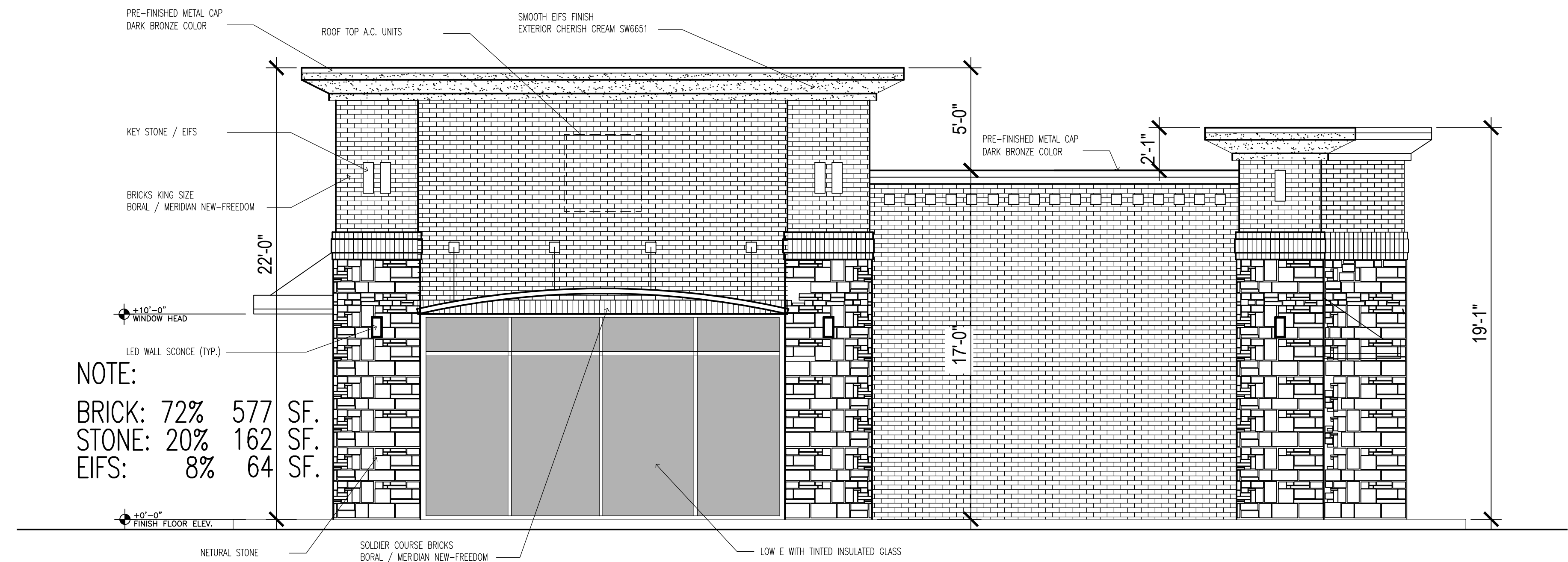
NORTH & SOUTH ELEVATIONS



EAST ELEVATION

3 DUMPSTER ELEVATIONS

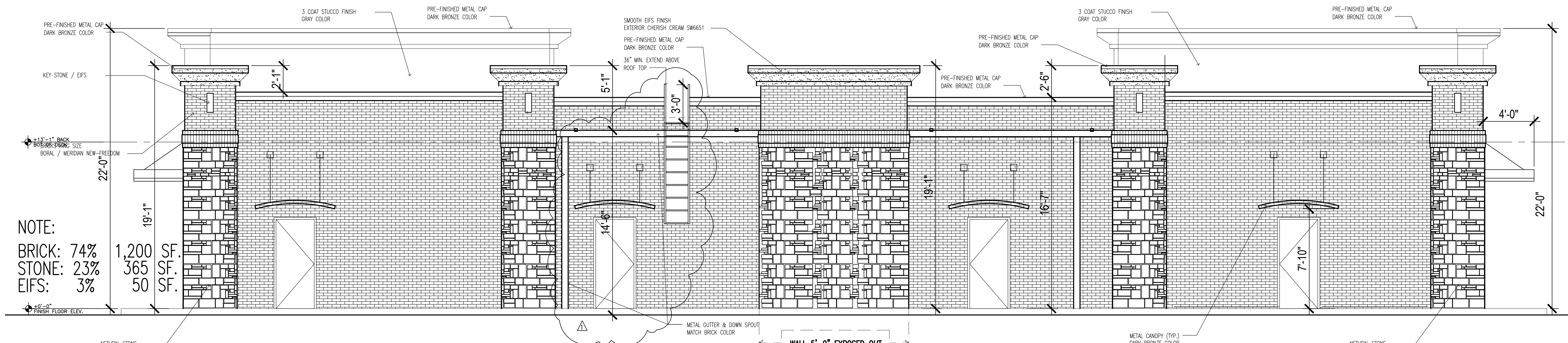
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
 BRICK: 72% 577 SF.
 STONE: 20% 162 SF.
 EIFS: 8% 64 SF.



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
 BRICK: 74% 1,200 SF.
 STONE: 23% 365 SF.
 EIFS: 3% 50 SF.

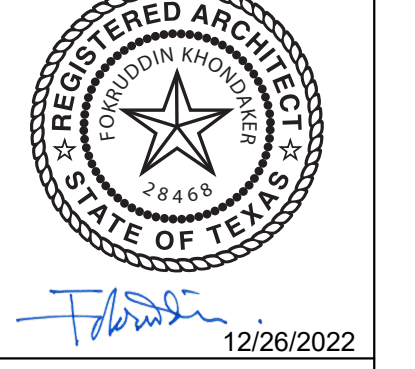
OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

OWNER CHANGE	01.28.22

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel. (800) 609-4806



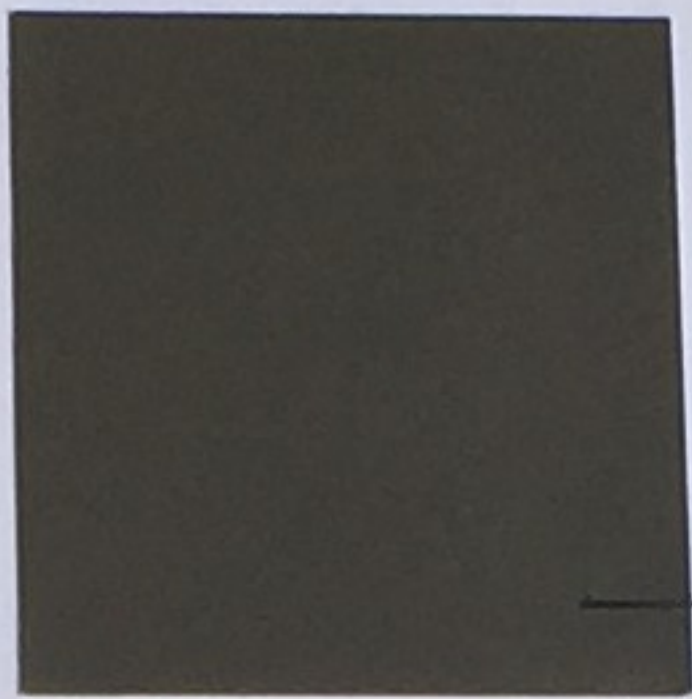
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 75051
 Tel. (817) 806-0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

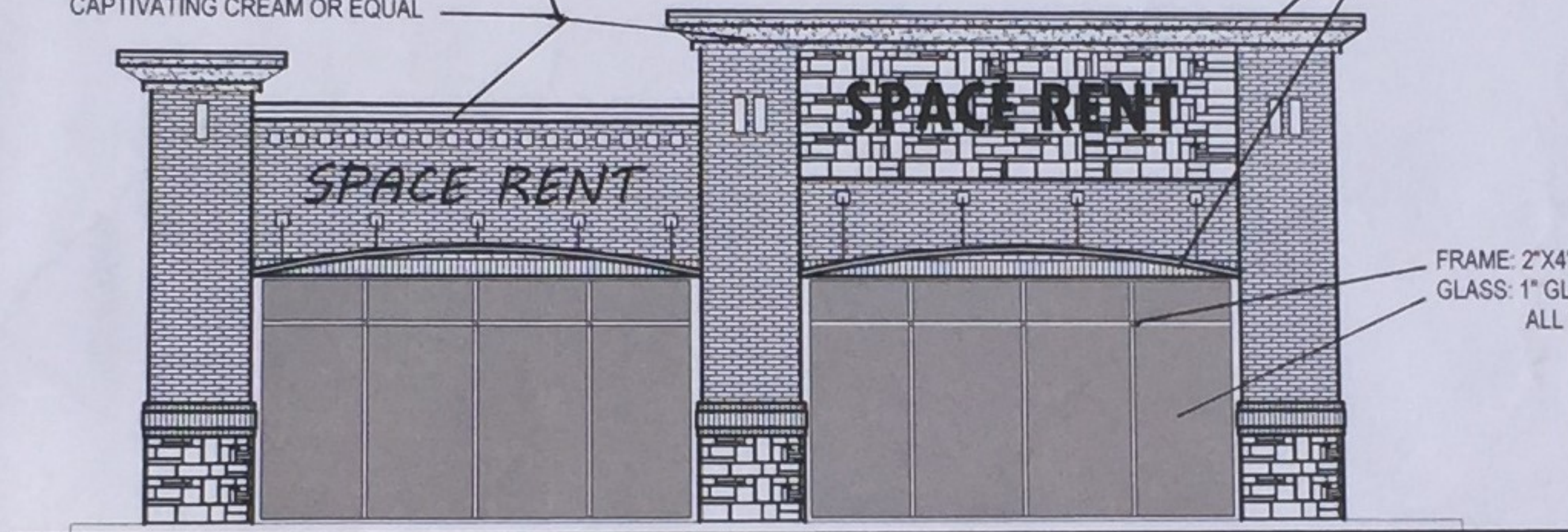
DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	SHEET NO: A502



SW 6659
CAPTIVATING CREAM OR EQUAL



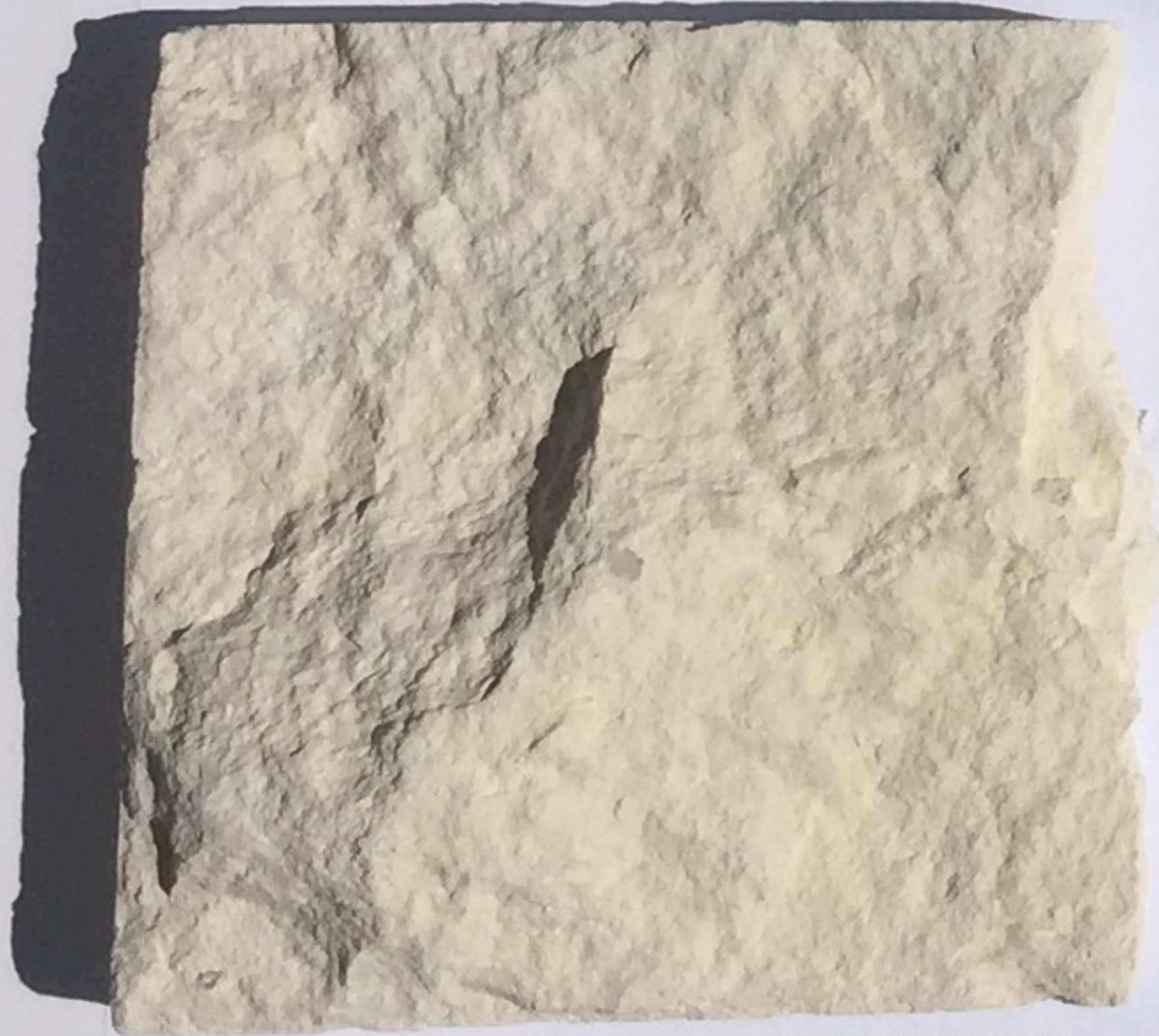
PRE-FINISHED METAL CAP & CANOPY
DARK BRONZE



FRAME: 2"x4" (DARK BRONZE)
GLASS: 1" GLAZING (1/4"-1/2"-1/4")
ALL TEMPERED & TINTED GLASS



PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL



MERIDIAN NEW-FREEDOM OR EQUAL

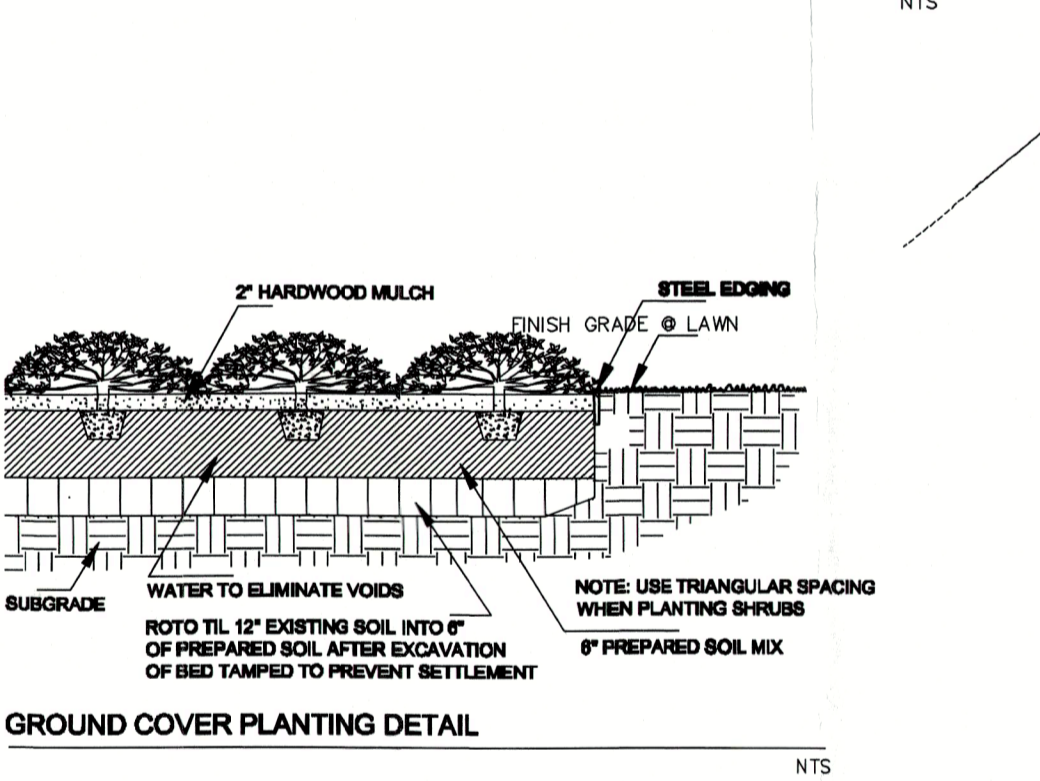
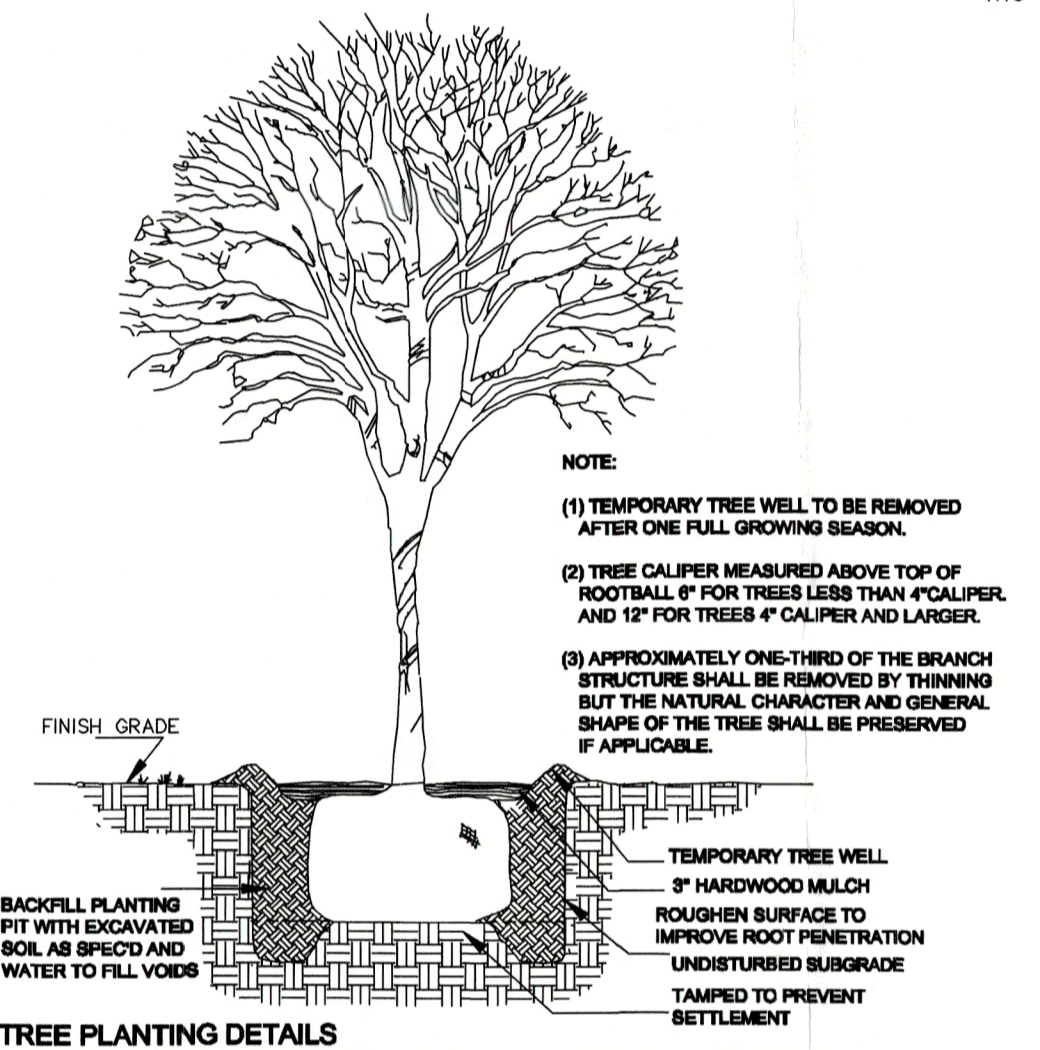
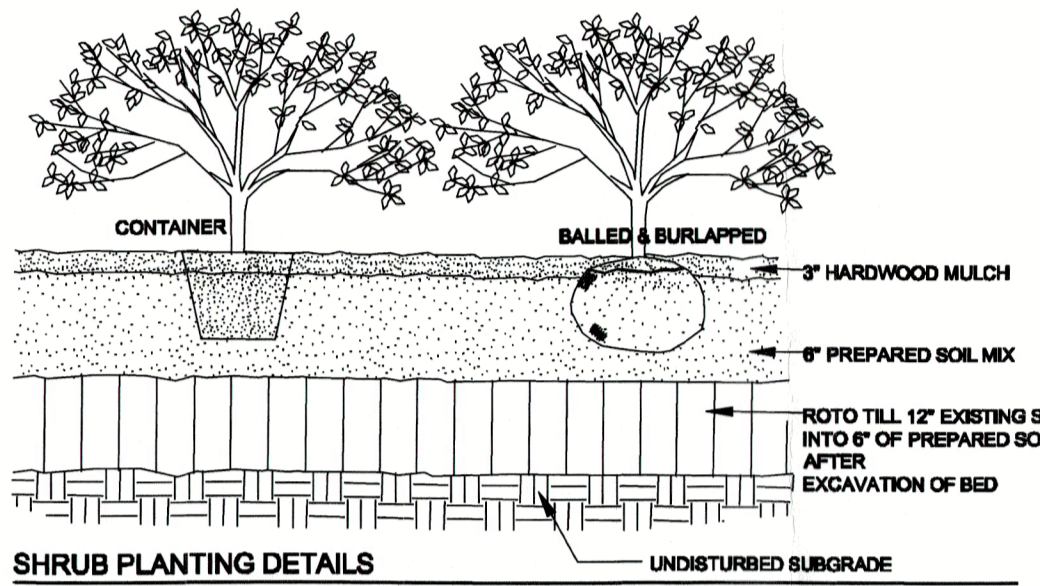
OWNER:
Abdul Latif Khan
4152 Goodland Dr., Richardson, TX 75082

PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

amazing o
Commercial & Residential
1450 Country Drive, Suite 100
Ft. Worth, TX 76104
Tel: 817-353-1811
E-mail: ahmed.helaluzzaman@gmail.com

PROJECT N
RETAIL BU
CASE NUM



planting notes

- USE 1/2" X 1/2" STEEL EDGING (PAINTED GREEN).
- USE 4" "SOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
- ALL THE LAWN AREAS TO BE HYDRATED/IRRI-GATED. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
- TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
- THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH PRESSURE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

LOT AREA (PHASE 1): 8,829 SF (1.48 AC.)
 LANDSCAPE AREA REQUIRED: 0.866 SF (1% N/A)
 PROVIDED: 24,808 SF.
 BLDG. AREA: 4,828 SF.
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 81.
 SPACES PROVIDED: 81.

planting requirement

TURTLE COVE BLVD. LANDSCAPE BUFFER 144.89 LF.
 SHADE TREES REQUIRED: 3 (2" CAL.)
 PROVIDED: 4 (2" CAL.)
 SURFACE PARKING LOT LANDSCAPING 62 (SPACES)
 SHADE TREES PROVIDED: 6 (2" CAL.)
 SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

NOTE:
 ALL TREES TO BE 8' FROM PUBLIC WATER, SEWER, AND STORM LINES THAT ARE LESS THAN 10'.

existing tree listing & mitigation

TREE LIST	REPLACEMENT RATE
01 HACKBERRY 24" R 12"	
02 ELM 18" R 18"	
03 HACKBERRY 15" R 7.5"	
04 OAK 20" R 20"	
05 HACKBERRY 7" R 0"	
06 HACKBERRY 12" R 6"	
07 HACKBERRY 20" R 10"	
08 ELM 10" R 10"	
09 HACKBERRY 15" R 7.5"	
10 HACKBERRY 20" R 10"	
11 OAK 36" S	

R = REMOVE, S = SAVE
 10" CAL. INCHES TO BE REMOVED.
 80 CAL. INCH NEW TREES PROVIDED.
 17 INCHES TO BE MITIGATED.
 REFER PLANT SCHEDULE FOR PROPOSED TREE LISTING.

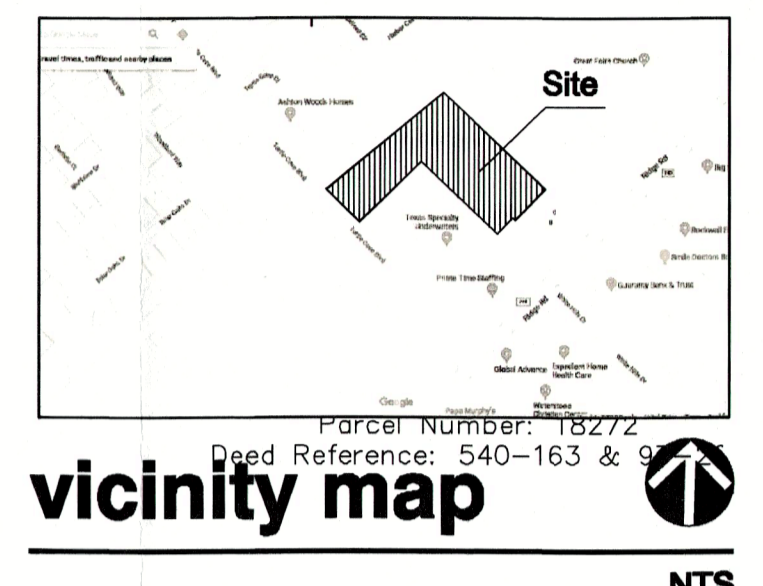
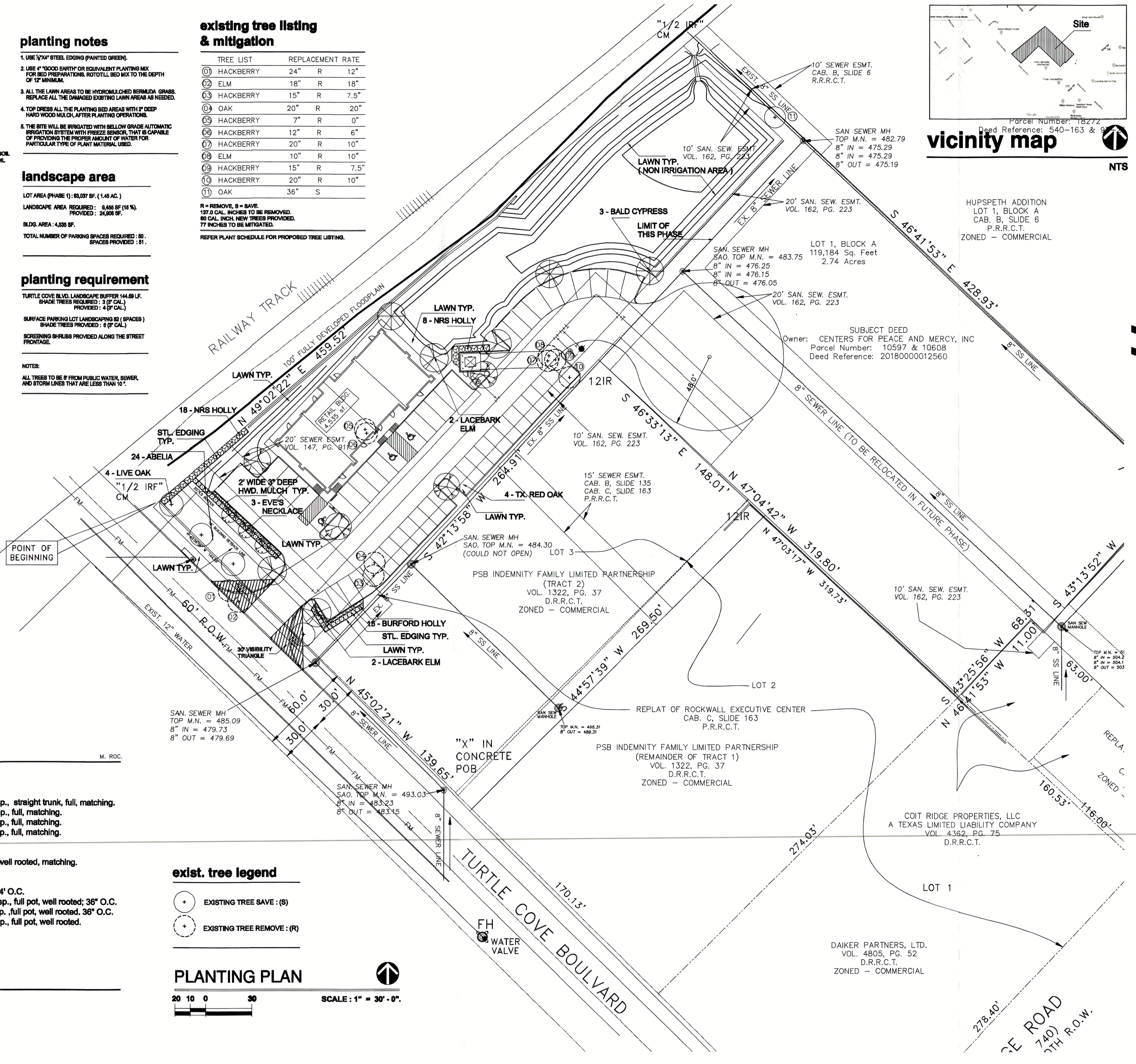
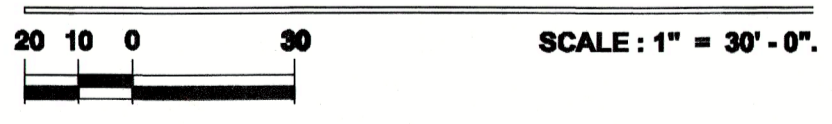
plant schedule

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
4	Texas Red Oak	Quercus shumardii "Texana"	4" Caliper	10-12' ht., 6-7' sp., straight trunk, full, matching.
4	Lacebark Elm	Ulmus parvifolia	4" Caliper	10-12' ht., 5-6' sp., full, matching.
4	Live Oak	Quercus virginiana	4" Caliper	10-12' ht., 5-6' sp., full, matching.
3	Bald Cypress	Taxodium distichum	4" Caliper	10-12' ht., 5-6' sp., full, matching.
ORNAMENTAL TREES				
3	Eve's Necklace	Sophora affinis	2.5" Caliper, 8' ht.,	full pot, well rooted, matching.
SHRUBS & VINE				
26	NRS. Holly	Ilex x Nello R. Stevens	7 gal.	full pot, well rooted, 4' O.C.
24	Abelia	Abelia grandiflora	5 gal.	30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.
15	Burford Holly	Ilex cornuta burfordi "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted, 36" O.C.
7	Dwf. Abelia	Abelia grandiflora "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted.
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dactylon		Hydrated.

exist. tree legend

- (+) EXISTING TREE SAVE: (S)
- (-) EXISTING TREE REMOVE: (R)

PLANTING PLAN



aroids
 landscape architects
 5907 Indian Hills drive, garland, Texas 75044. 214.403.2034. maasam74@gmail.com

CPM MASJID (PHASE ONE)
OWNER : CENTER FOR PEACE & MERCY, INC.
 600 TURTLE COVE BLVD.
 ROCKWALL, TX. 75087.

revision

▲	JUL. 23,2020
▲	SEP. 07,2020
▲	JAN. 25,2021
▲	
▲	
▲	

shown

PLANTING PLAN & DETAILS



date
APR. 07, 2020

sheet

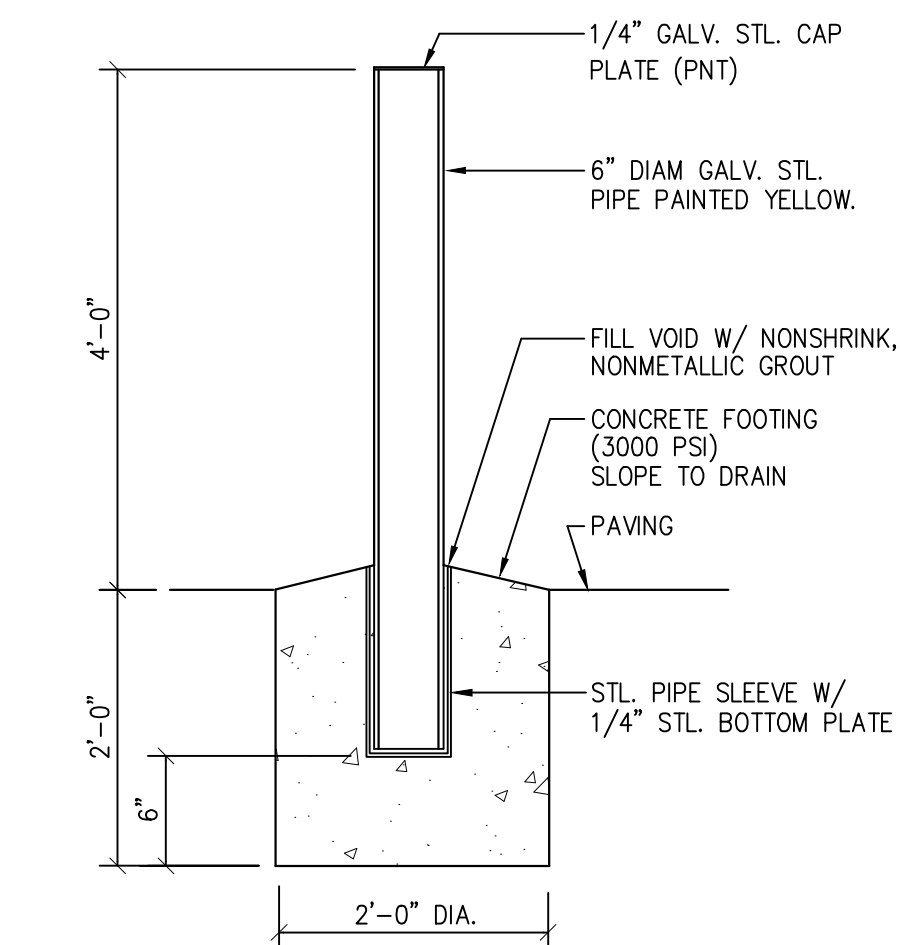
LP.01

DAIKER PARTNERS, LTD.
 VOL. 4805, PG. 52
 D.R.R.C.T.
 ZONED - COMMERCIAL

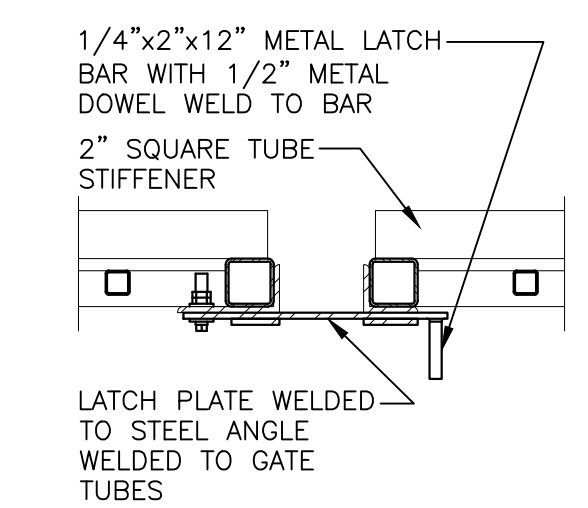
- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

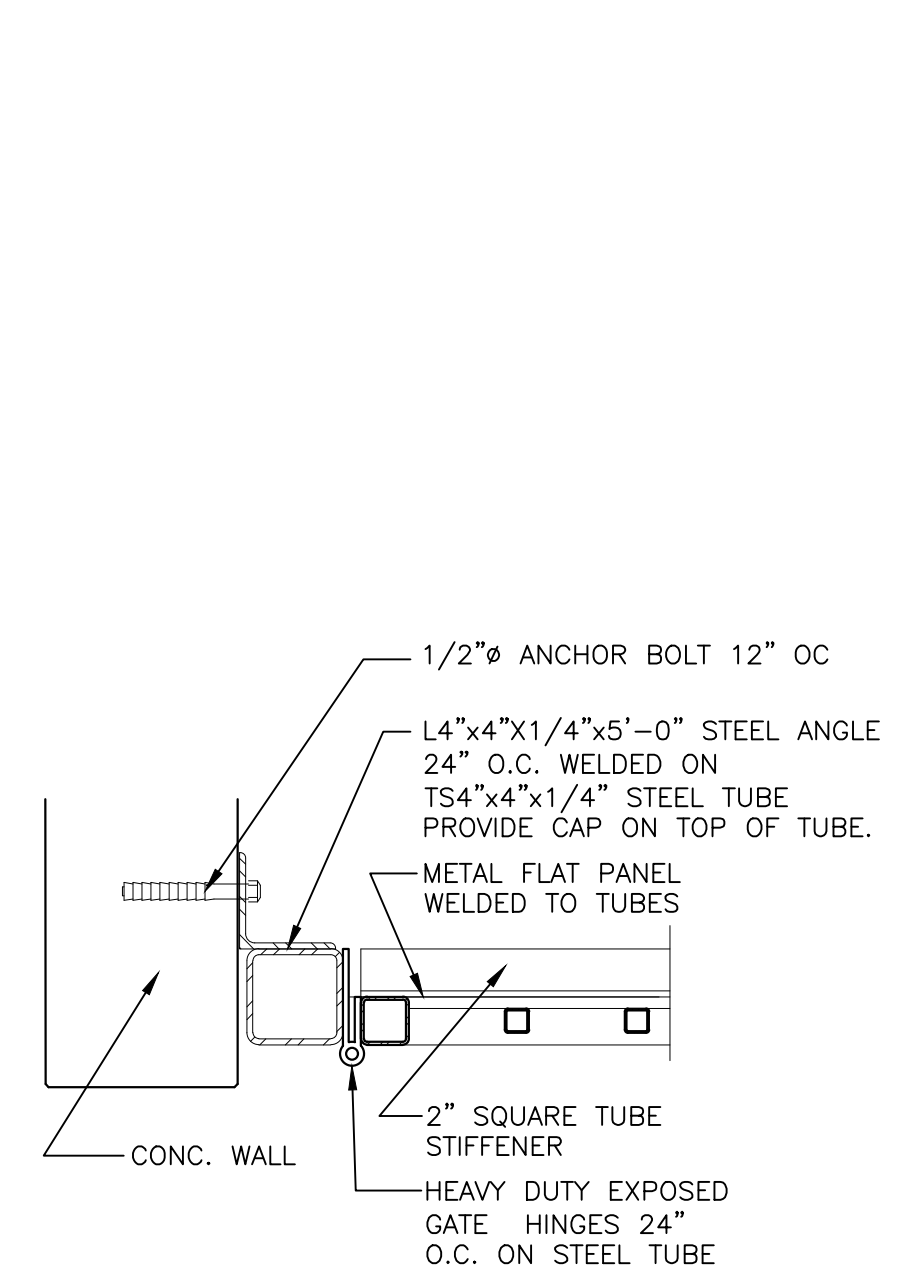
PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087



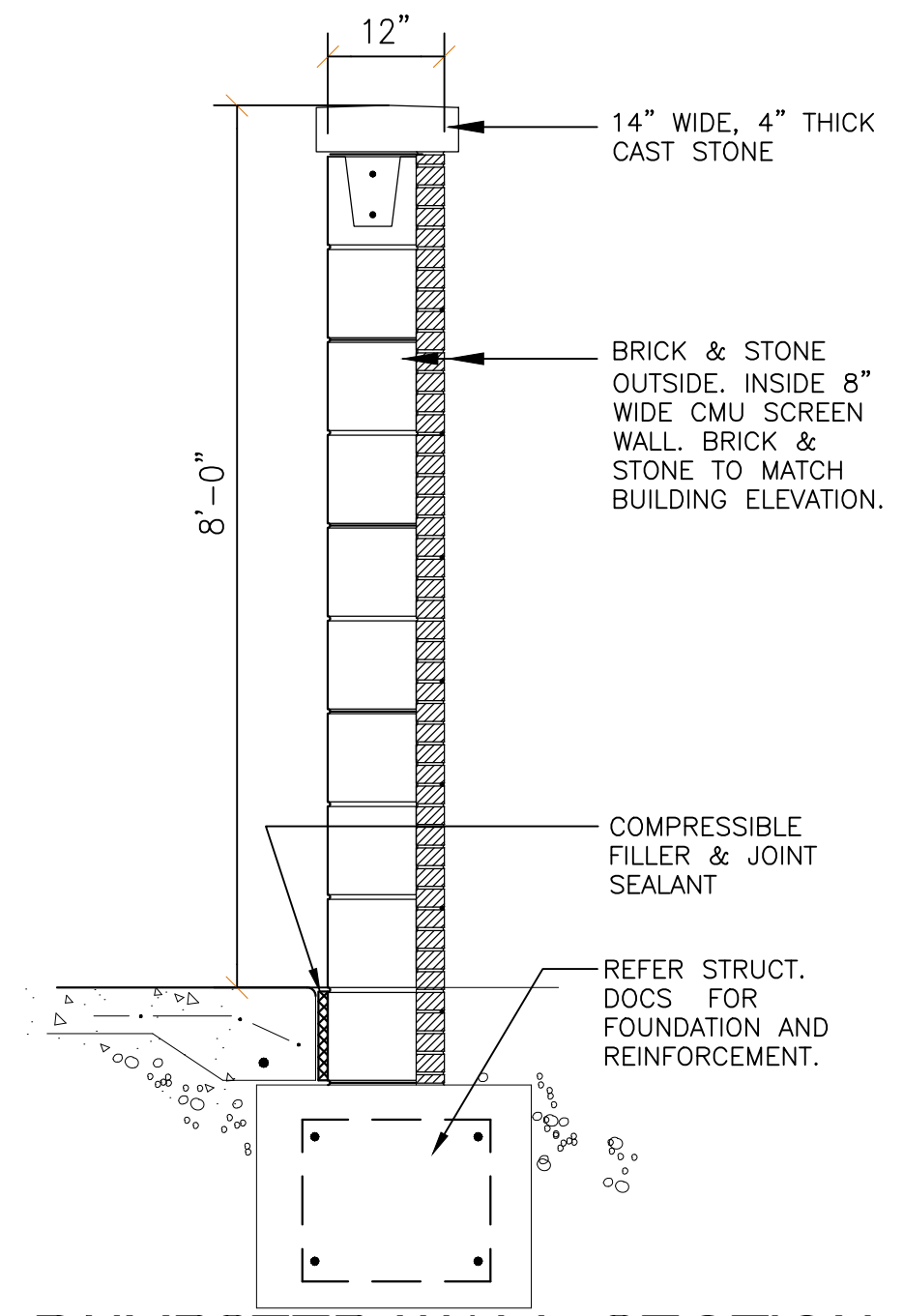
06 PIPE BOLLARD DETAIL
 SCALE: 1/4" = 1'-0"



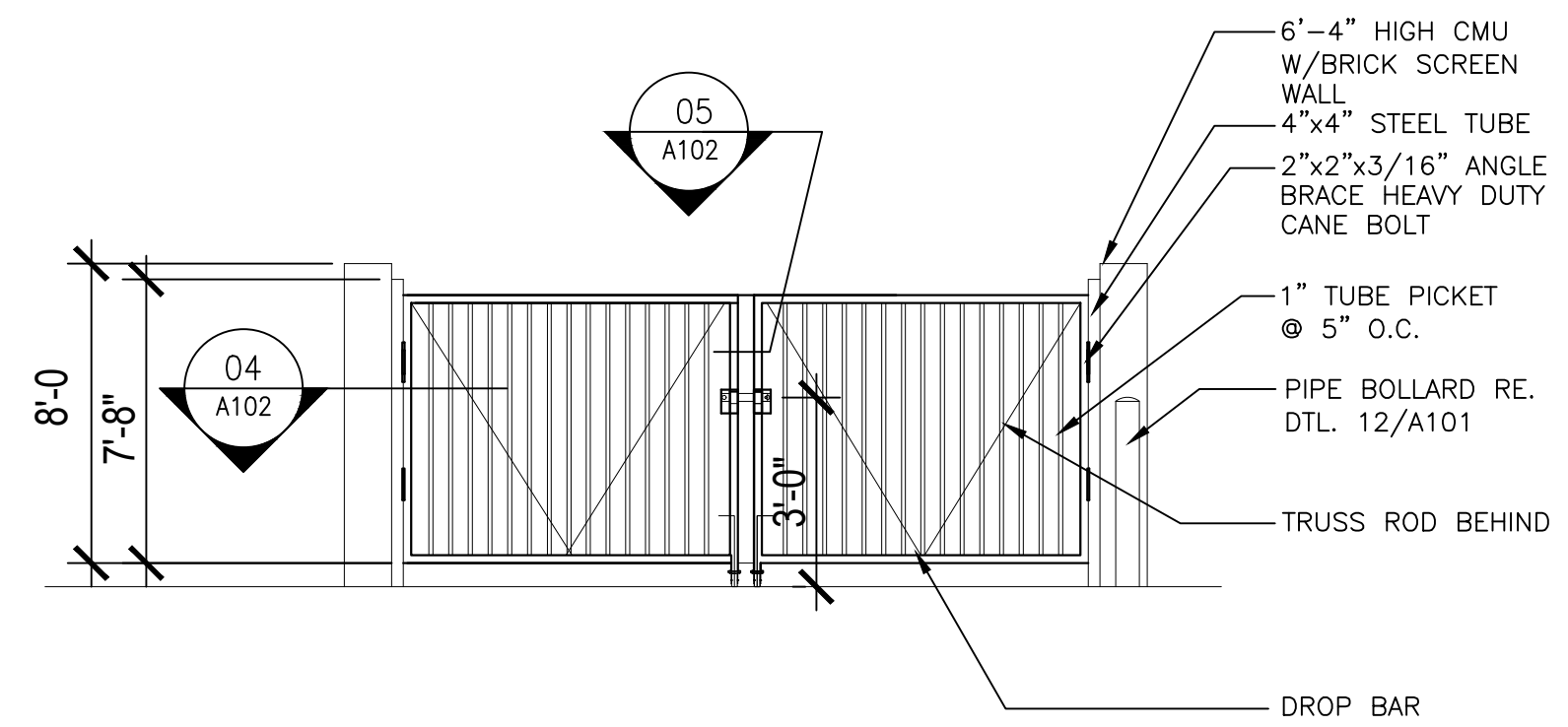
05 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"



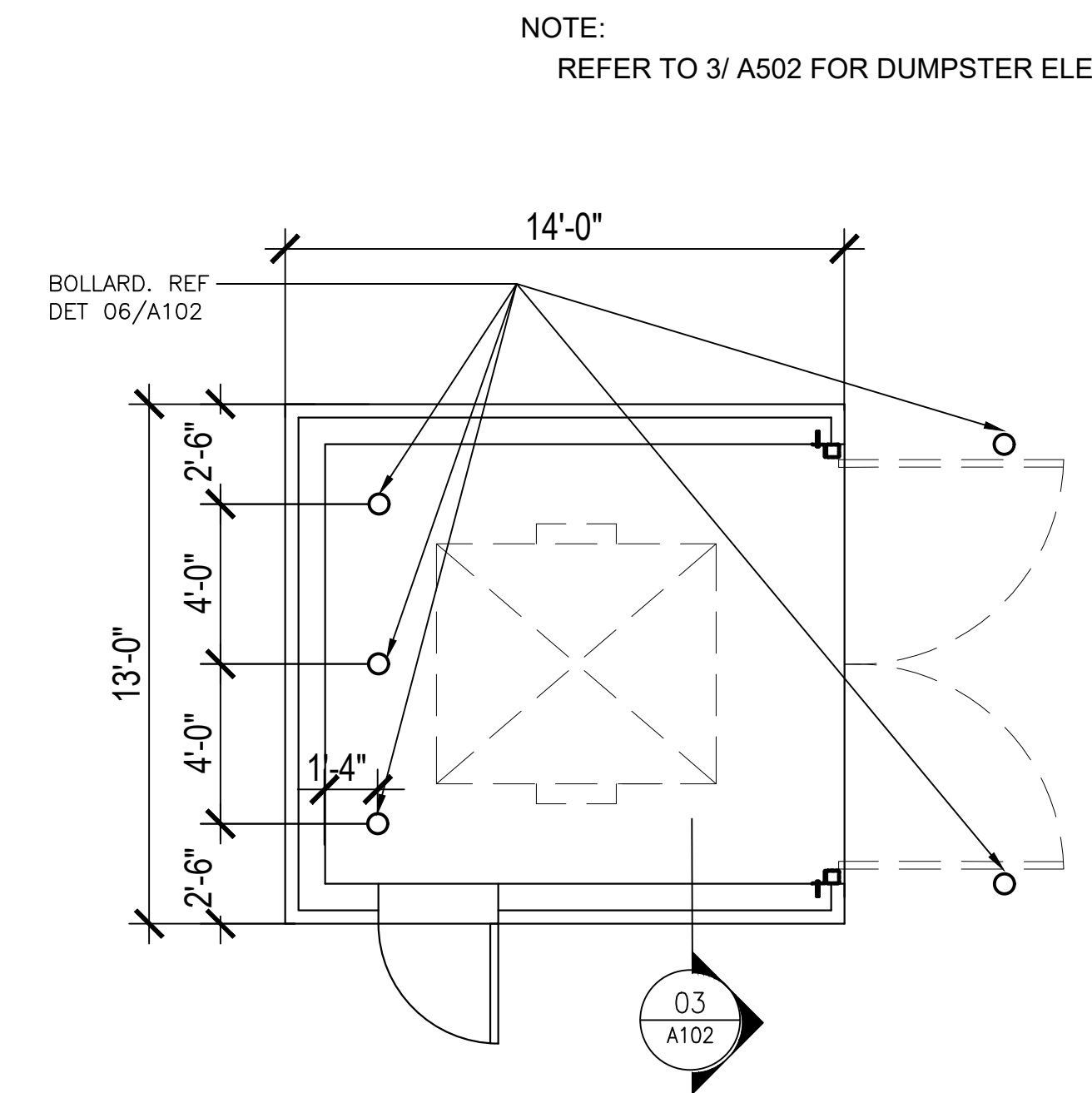
04 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
 SCALE: 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.

REVISIONS:

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 609 4806



12/26/2022
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 806 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 SITE DETAILS

DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	
SHEET NO.: A102	

WAHEED CONSULTING
 420 PARKSIDE COURT
 MURPHY, TEXAS 75084
 PH: 817-793-2010
 FIRM #: F-6336

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

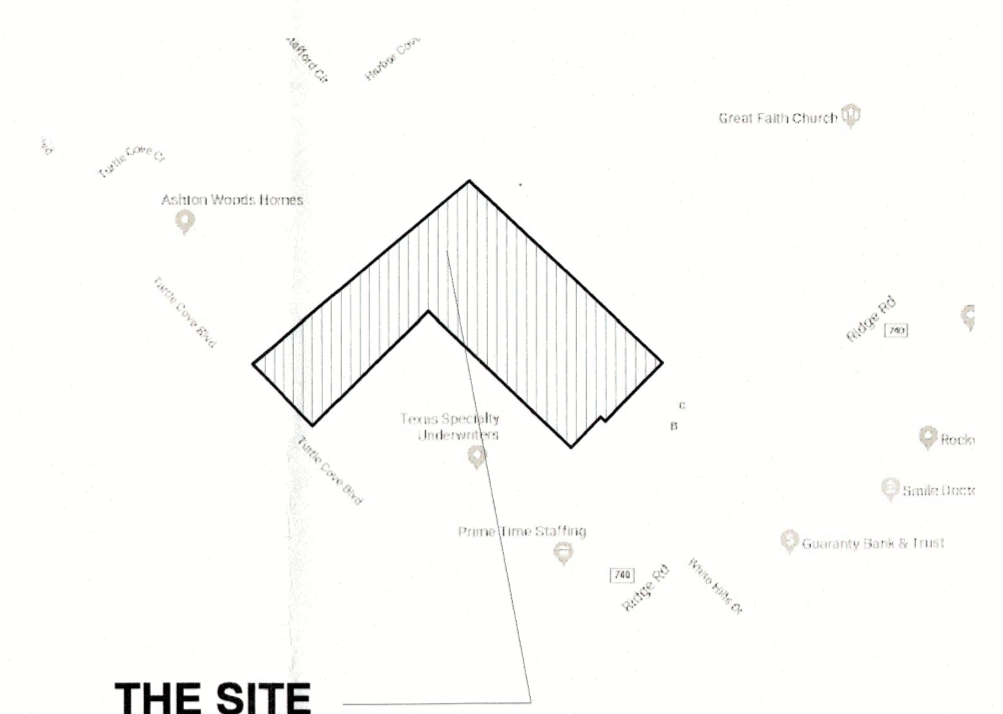
PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 808 0811
 E-mail: akm.helaluzzaman@gmail.com

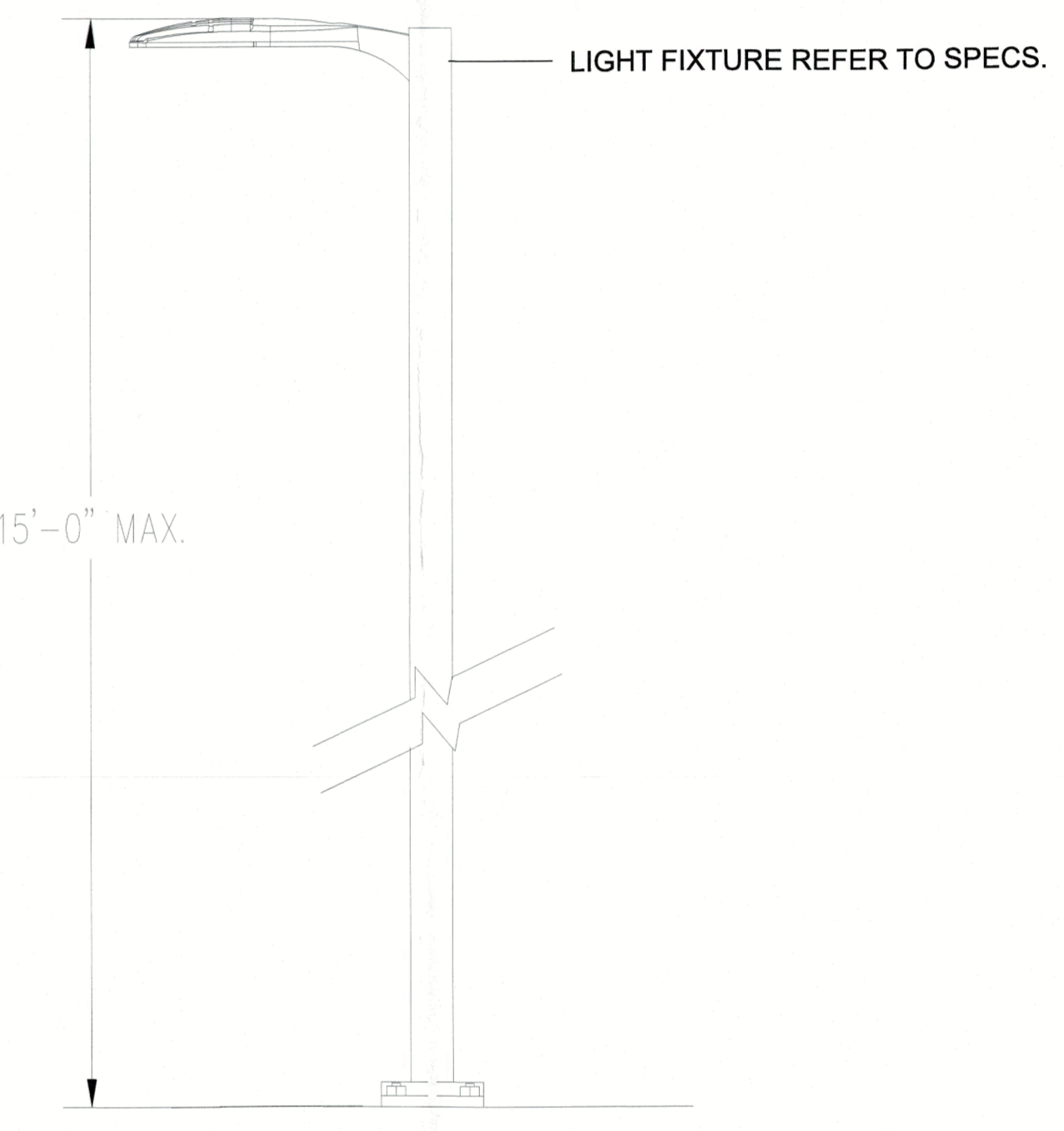
SHEET TITLE:
 PHOTOMETRIC PLAN

DATE: 06.11.2019
 SCALE: AS SHOWN
 DRAWN: DESIGNER:
 A. HELALUZZAMAN
 PROJECT # **H-2019-02**
 SHEET NO: **ESP**

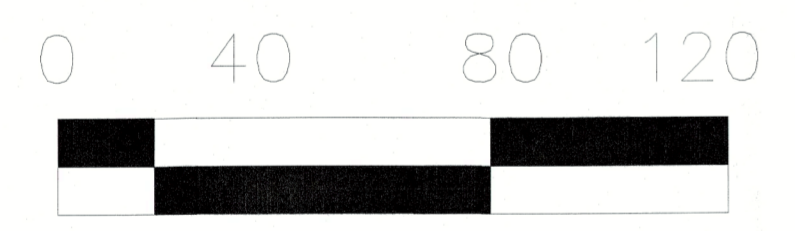
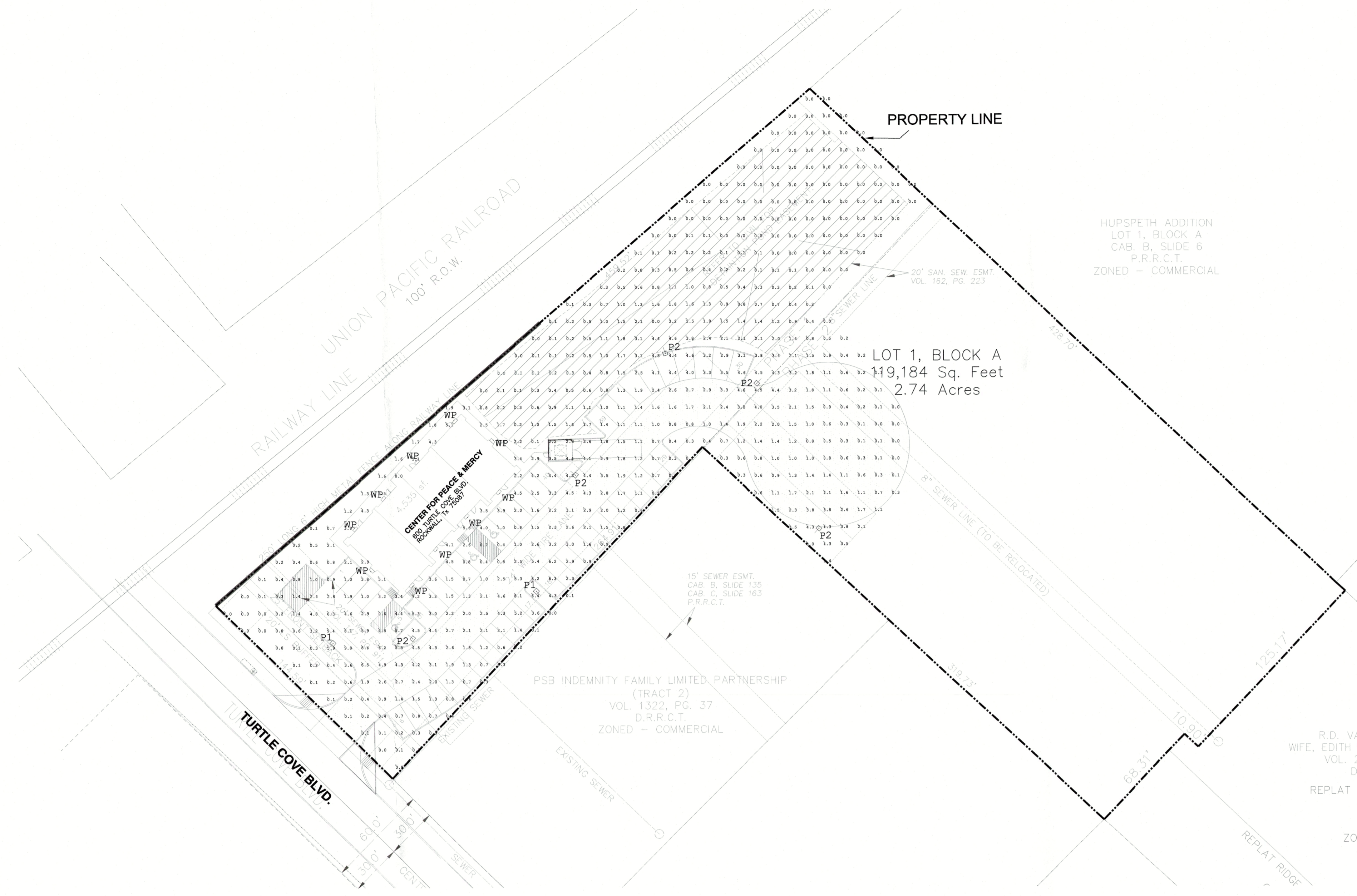


THE SITE
 600 TURTLE COVE DR.
 ROCKWALL, TX 75087

02 VICINITY MAP
 SCALE: 1"=40'-0"



03 TYPICAL SITE POLE
 SCALE: N.T.S.



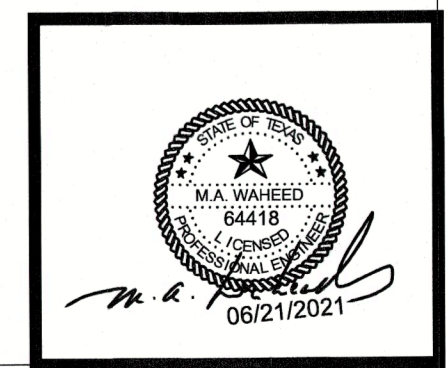
01 PHOTOMETRIC PLAN
 SCALE: 1"=40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
LOT COVERAGE	8.13%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	150/4 = 37.5 (SAY 38)
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	38+12 = 50
TOTAL PARKING PROVIDED	52 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	1.51	9.8	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2	☐	Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5	☐	Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	10	☐	Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24

CASE NO.: SP2019-014



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/20/2023

PROJECT NUMBER: SP2023-017
PROJECT NAME: Site Plan for Centers for Peace and Mercy
SITE ADDRESS/LOCATIONS: 600 TURTLE COVE BLVD

CASE CAPTION: Discuss and consider a request by David Srovji on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a Site Plan for a retail shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/19/2023	Approved w/ Comments

04/19/2023: SP2023-017; Site Plan for the Center for Peace and Mercy
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Srovji on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a Site Plan for a retail shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2023-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also, remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan

(1) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.

(2) Parking should not be located between the front façade and the street. Currently, there is a row of parking and several parking spaces in between Turtle Cove Boulevard and the front façade of the building. This needs to be corrected or a variance requested (Subsection 07.03, of Article 5, of the UDC).

M.7 Landscape Plan

1) Texas Red Oak and Bald Cypress are not permitted in the Scenic Overlay District. Please provide an alternative canopy tree (i.e. Lacebark Elm or Live Oak are acceptable). (Appendix C, of the UDC)

2) Provide one canopy tree per 750 SF of detention area and one accent tree for every 1,500 SF of detention area. (Subsection 05.03.D, Article 08, of the UDC)

3) Indicate all trees that will or have been removed with development. If trees were removed due to the development of Turtle Cove Blvd, please indicate as such so the trees can be removed from mitigation. There are currently no trees on the property. (Subsection 03.01.F, of Article 09, of the UDC)

M.8 Photometric Plan

(1) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (Subsection 3.03.C, of Article 07, of the UDC)

M.9 Building Elevations

(1) Indicate exterior elevations adjacent to public right-of-way.

(2) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05.C, of Article 05, UDC)

(3) All parapets shall be extended back and finished on the interior side using the same materials as the exterior facing walls. (Subsection 04.01, of Article 05, UDC) Please indicate this on the building elevations by adding a call out and providing a roof plan.

(4) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, UDC)

(5) All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. (Subsection 06.02.C.2) This will require a variance from the Planning and Zoning Commission.

(6) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building (Subsection 06.02.5, of Article 05, UDC). In this case, the applicant has not provided the required row of trees along the perimeter of the subject property at the rear. This will require a variance from the Planning and Zoning Commission.

M.10 Based on the materials submitted staff has identified the following exceptions and variances for this project:

(1) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet the articulation standards for all four (4) facades and there is not an additional row of trees proposed at the back of the property.

(2) Roof Design Standards. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, the proposed building has a flat roof and therefore does not meet this standard.

(3) Parking Restrictions. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "No more than one (1) full row of parking (i.e. two rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of the Primary Roadway." In this case, there is a row of parking and several parking spaces in between Turtle Cove Boulevard and the front façade of the building.

M. 11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11). Compensatory measures to consider:

- (1) Higher caliper trees.
- (2) Additional landscaping.
- (3) Increased building articulation.
- (4) Increased architectural elements.

M.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 2, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 9, 2023 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on April 28, 2023
- (2) Planning & Zoning meeting/public hearing meeting will be held on May 9, 2023.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attend this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2023	Needs Review

- 04/20/2023: - Ex. 10' sewer easement on property. Detention is not allowed in any utility/water/sewer easement.
- No metal fencing allowed. There is a retaining wall proposed here.
 - Label 48' radius for turnaround.
 - Are you relocating sewer now or for Phase 2.
 - Show 20' water easement.
 - Add: Public cross access and utility to fire lane easement.
 - Label proposed 5' sidewalk.
 - Dumpster area to drain to oil/water separator prior to discharging into storm system.

Informational comments below.

- Need to show existing and proposed water and sewer along with easements
- Dumpster area to drain to oil/water separator prior to discharging into the storm system
- Show the 100 year fully developed flood plain
- Show proposed retaining wall
- No structures including retaining walls in easements
- No vertical walls in detention/drainage easement
- No metal fencing allowed
- Impact fees are due at building permit
- Siren fee is due
- Add note: Dimensions are to face of curb and edge of paving
- See markup on A102

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	04/17/2023	Needs Review
------	----------------	------------	--------------

04/17/2023: Show the location of proposed/existing fire hydrants that are providing coverage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

GIS	Lance Singleton	04/17/2023	Approved
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No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	04/17/2023	Approved
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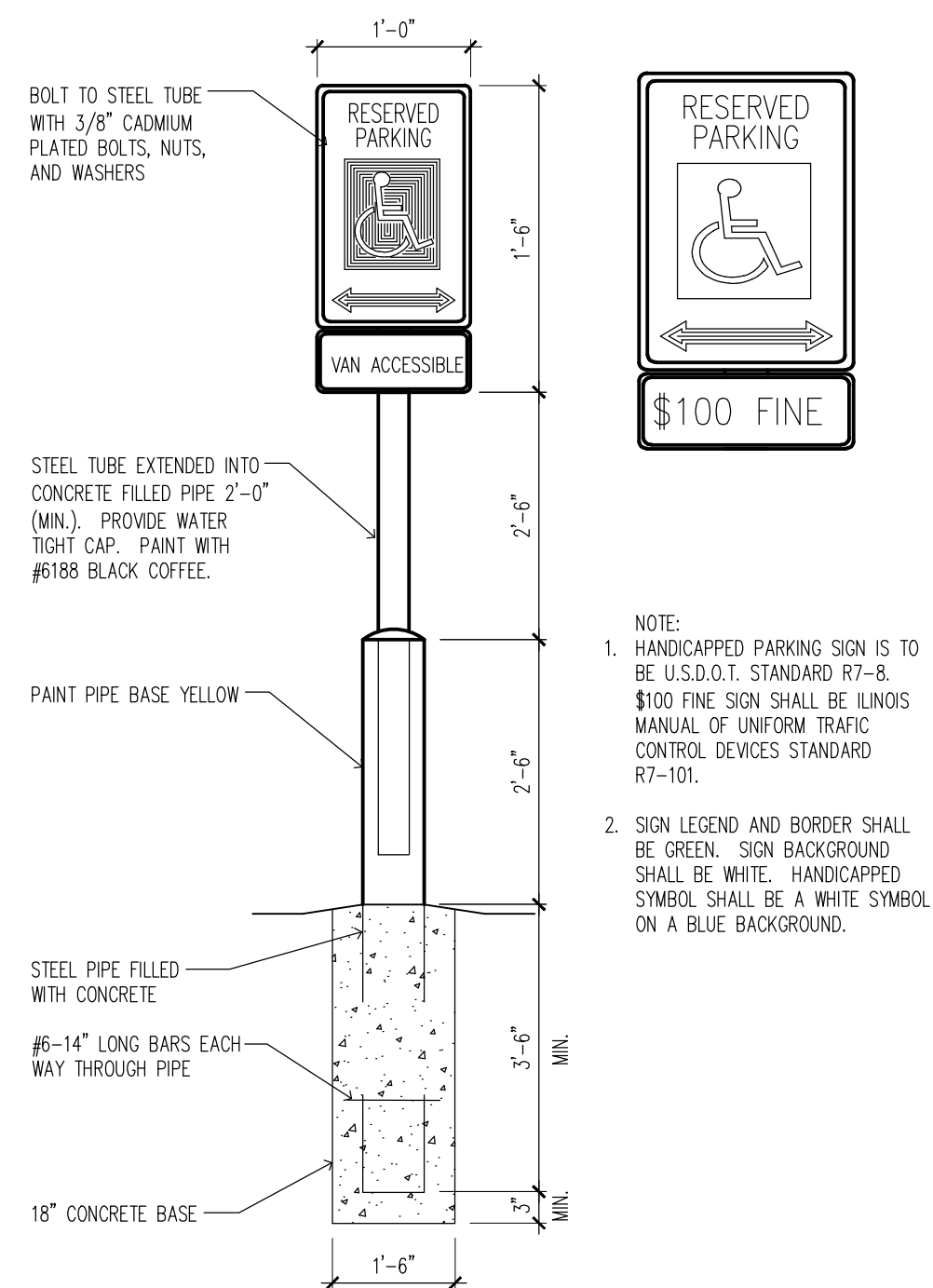
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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PARKS	Travis Sales	04/17/2023	Approved w/ Comments
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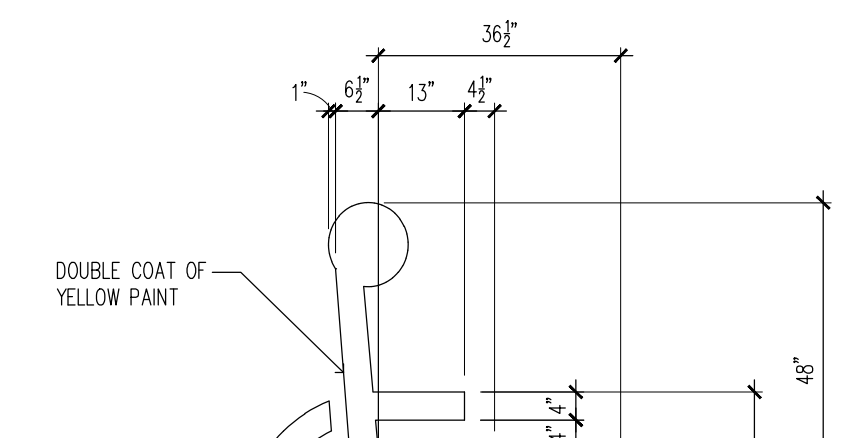
04/17/2023: Tree mitigation
How will the 77 inches to be mitigated through payment to the city of Rockwall?

Landscape Plan approved

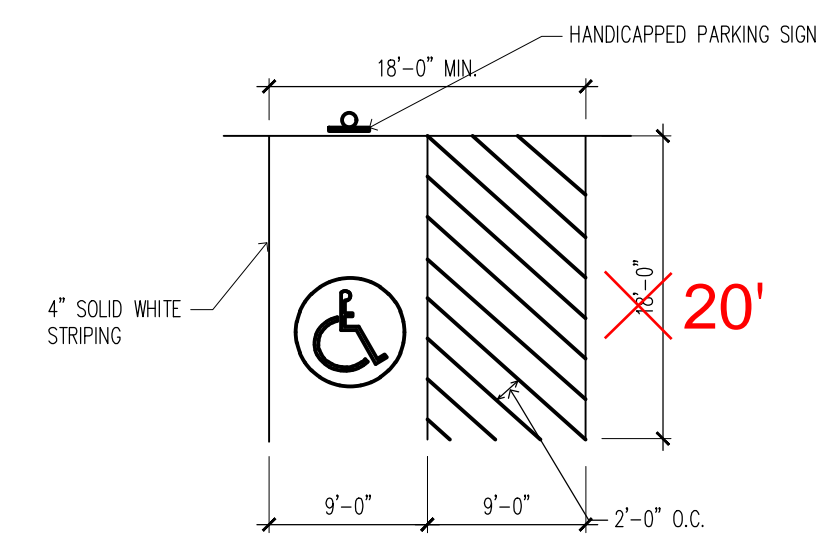


05 HANDICAP PARKING SIGN
N.T.S.

NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.

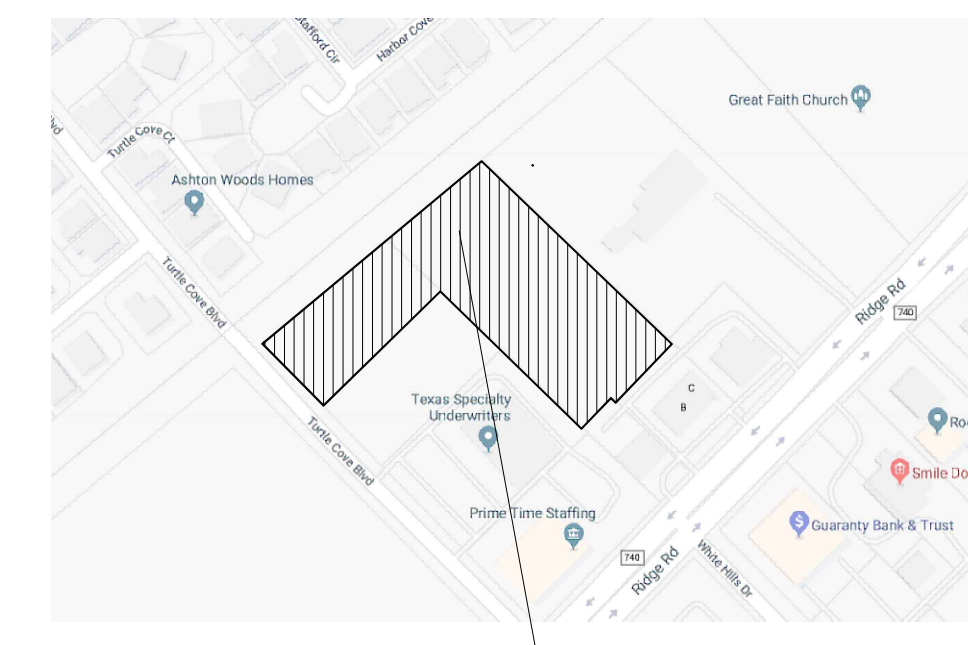


04 HANDICAPPED PAINTED SYMBOL
N.T.S.



03 HANDICAPPED PARKING STALL
N.T.S.

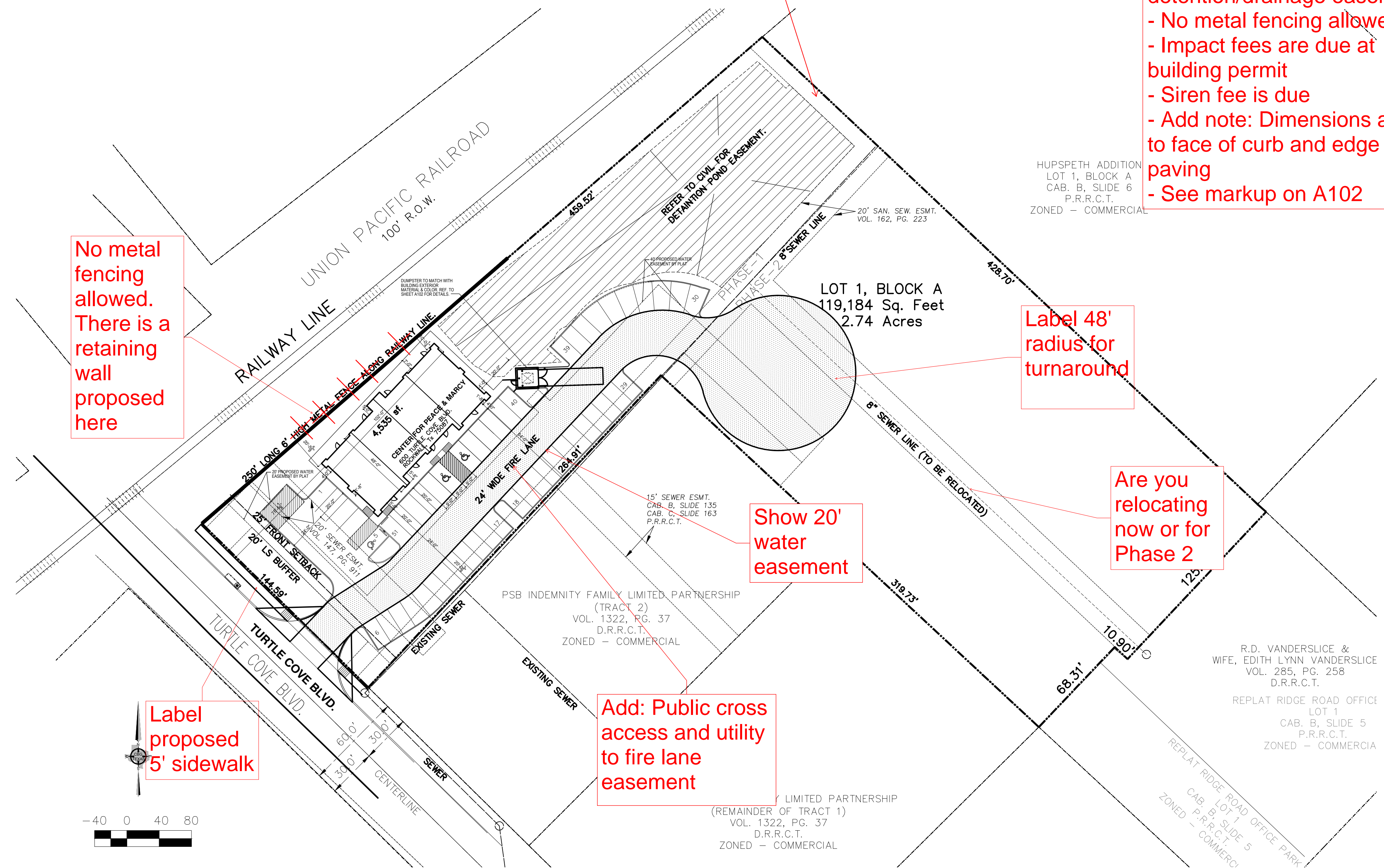
- Need to show existing and proposed water and sewer along with easements
 - Dumpster area to drain to oil/water separator prior to discharging into the storm system
 - Show the 100 year fully developed flood plain
 - Show proposed retaining wall
 - No structures including retaining walls in easements
 - No vertical walls in detention/drainage easement
 - No metal fencing allowed
 - Impact fees are due at building permit
 - Siren fee is due
 - Add note: Dimensions are to face of curb and edge of paving
 - See markup on A102



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'4"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA



No metal fencing allowed. There is a retaining wall proposed here

Label 48' radius for turnaround

Are you relocating now or for Phase 2

Show 20' water easement

Add: Public cross access and utility to fire lane easement

Label proposed 5' sidewalk

- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
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01 SITE PLAN
SCALE: 1"=40'0"

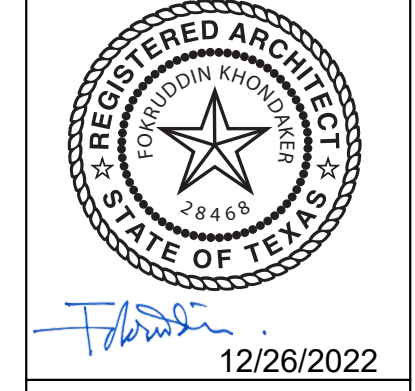
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PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.28.22	CITY COMMENTS

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (800) 609-4806



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SHEET TITLE:
SITE PLAN

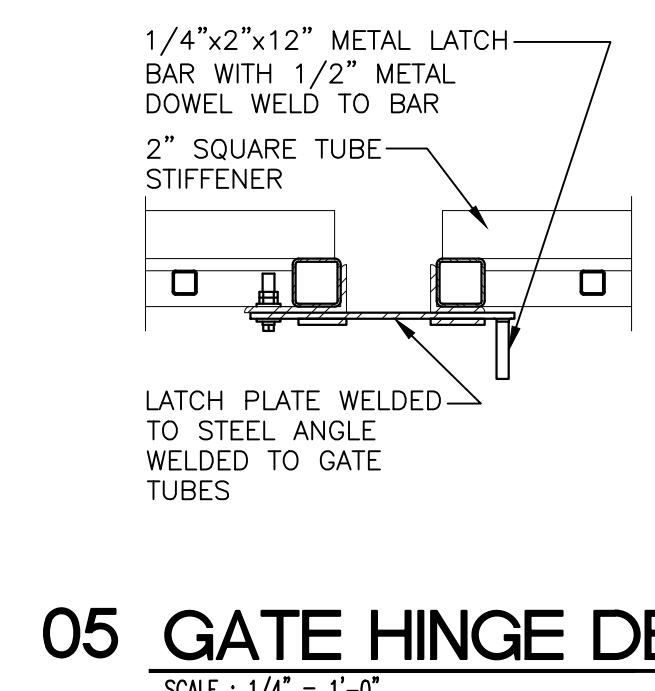
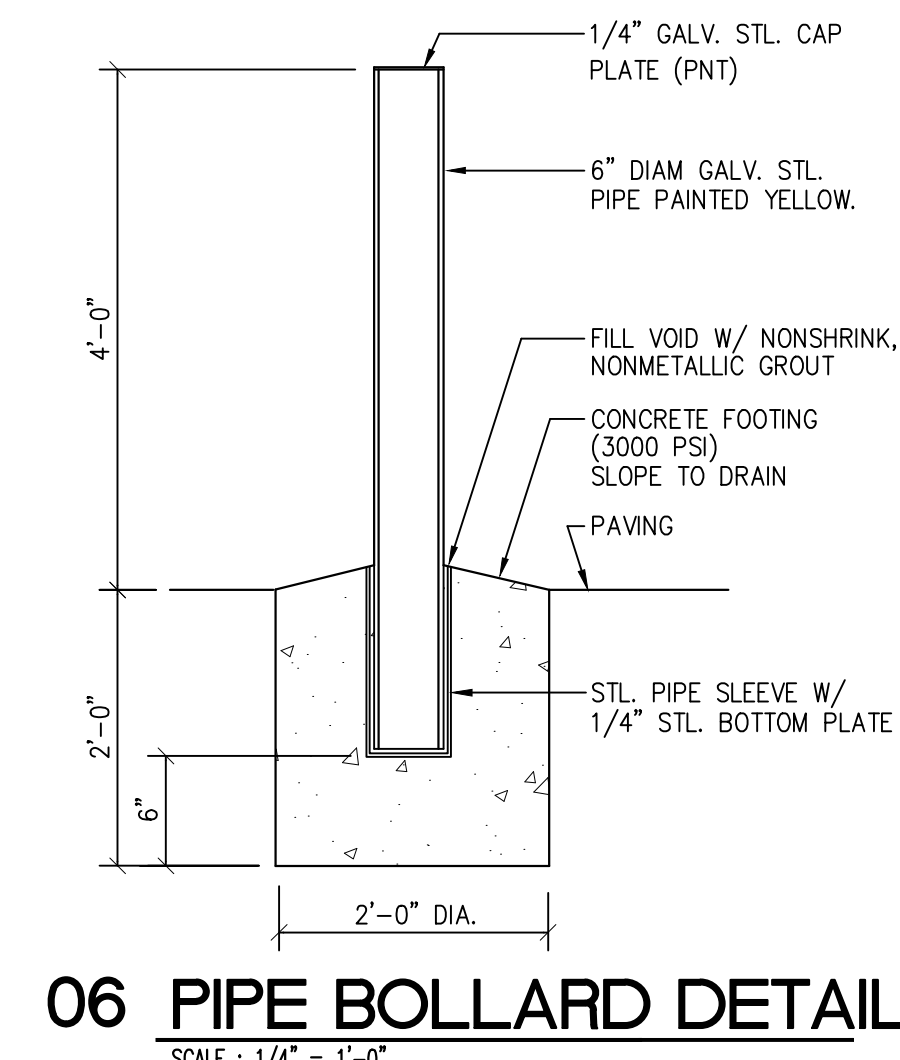
DATE: 06.09.2021
SCALE: AS SHOWN
DRAWN:
DESIGNER:
A. HELALUZZAMAN

PROJECT #
H-2019-02
SHEET NO.:
A101

- TYPICAL SITE PLAN NOTES:**
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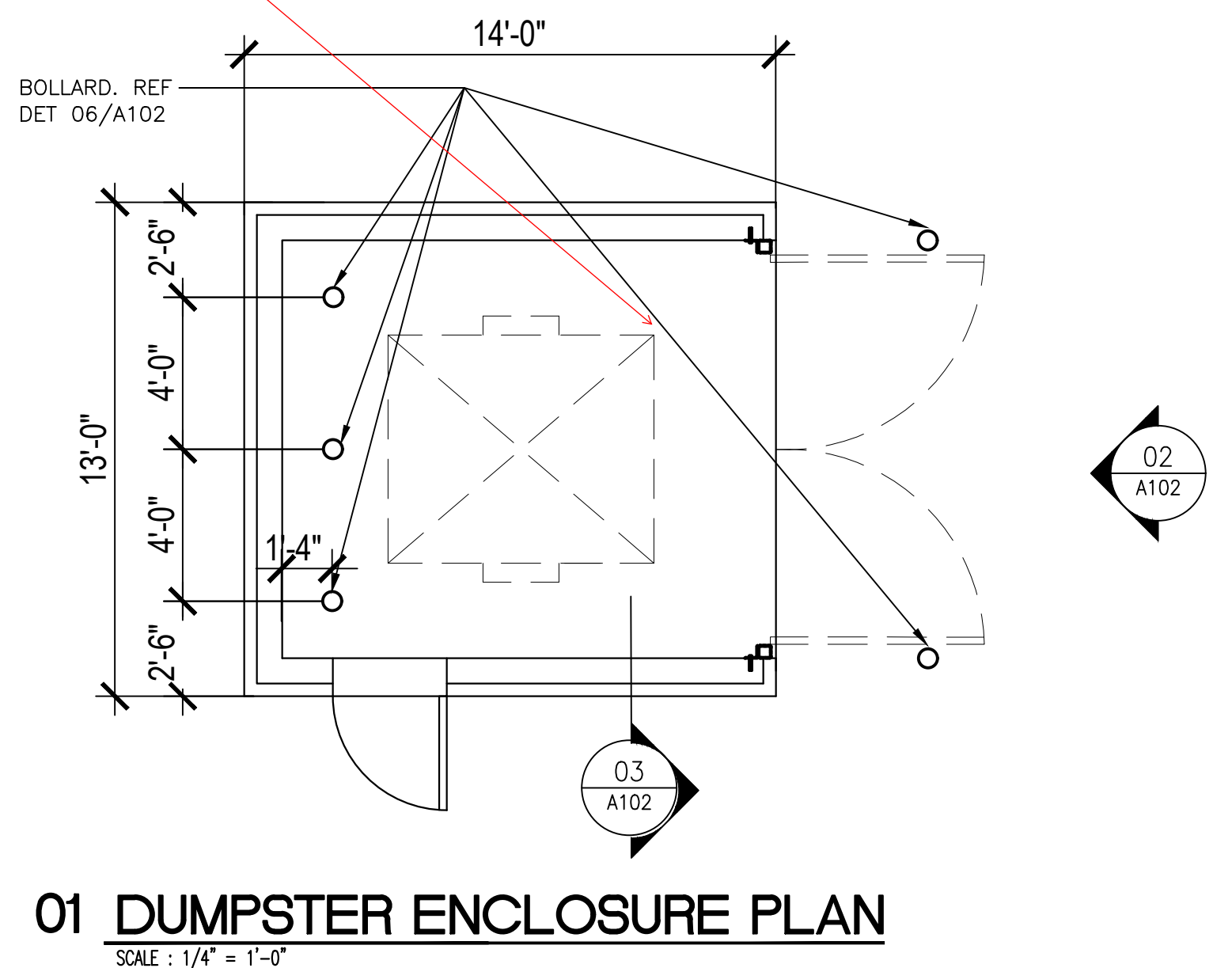
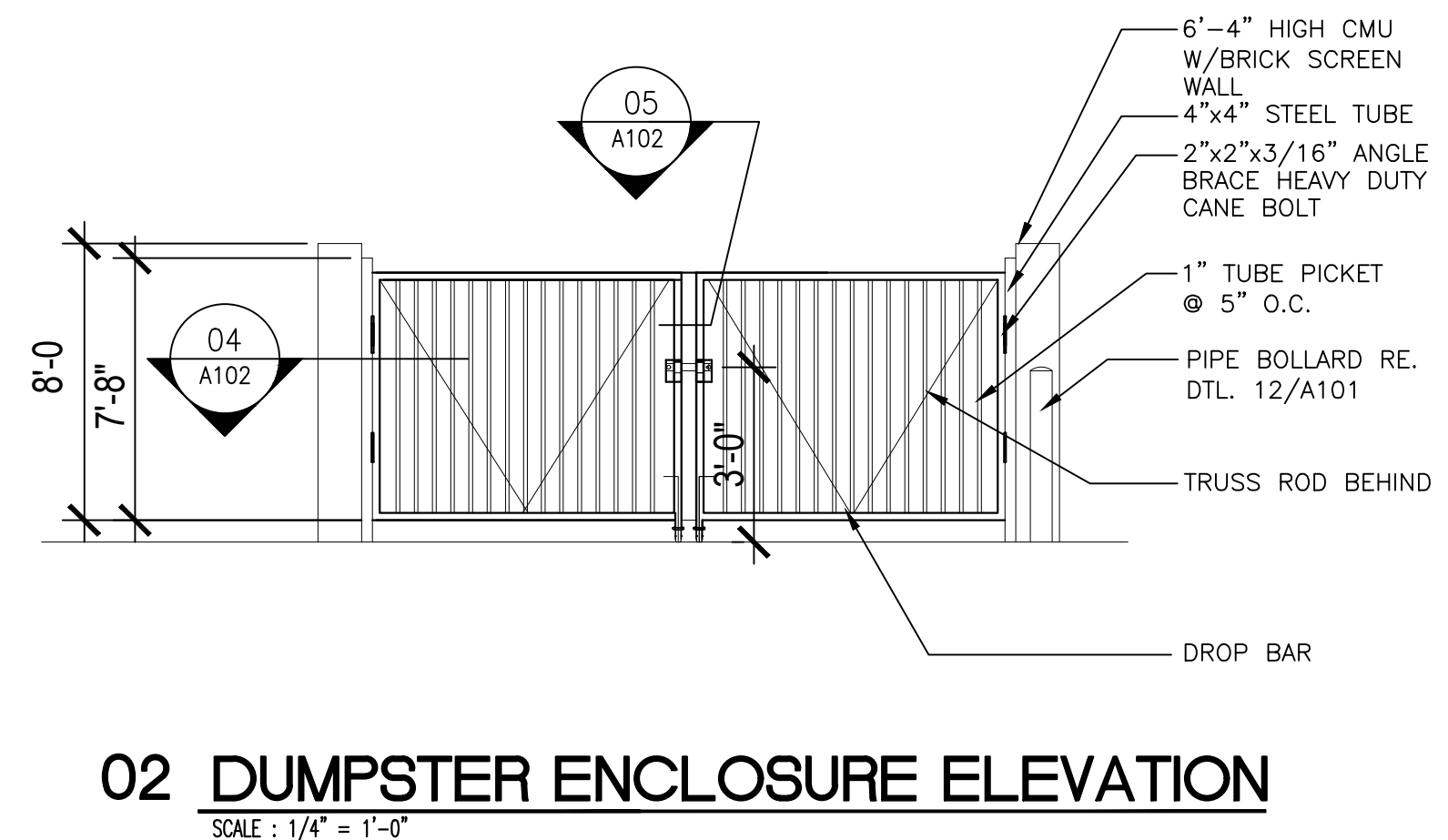
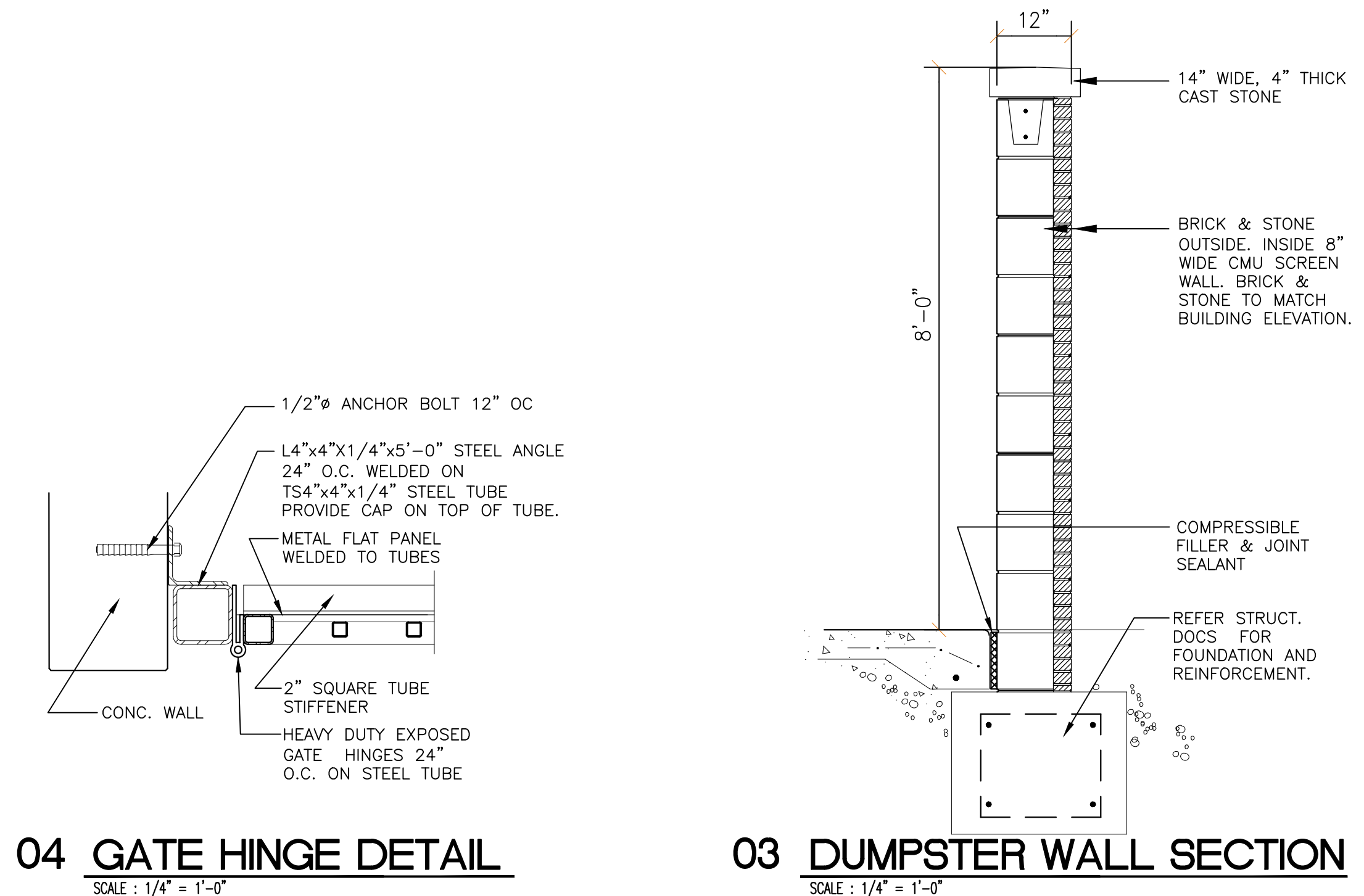
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PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087



Dumpster area to drain to oil/water separator prior to discharging into storm system

NOTE:
 REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



REVISIONS:

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 609 4806



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 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 806 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 SITE DETAILS

DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	
SHEET NO.: A102	



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-017

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 600 TURTLE COVE ROCKWALL TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE EMPTV

PROPOSED ZONING _____ PROPOSED USE COMMERCIAL

ACREAGE 2.6 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	<u>ABDUL LATIF KHAN</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON		CONTACT PERSON	<u>DAVID SROUSI</u>
ADDRESS	<u>5411 KINGSTON DR.</u>	ADDRESS	<u>755 VALLEGO DR</u>
CITY, STATE & ZIP	<u>ROCKWALL TX 75082</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>469-870-6020</u>	PHONE	<u>469-456-5935</u>
E-MAIL	<u>hajgab@hotmail.com</u>	E-MAIL	<u>DAVID.SROUSI960@GMAIL.COM</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Srousi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

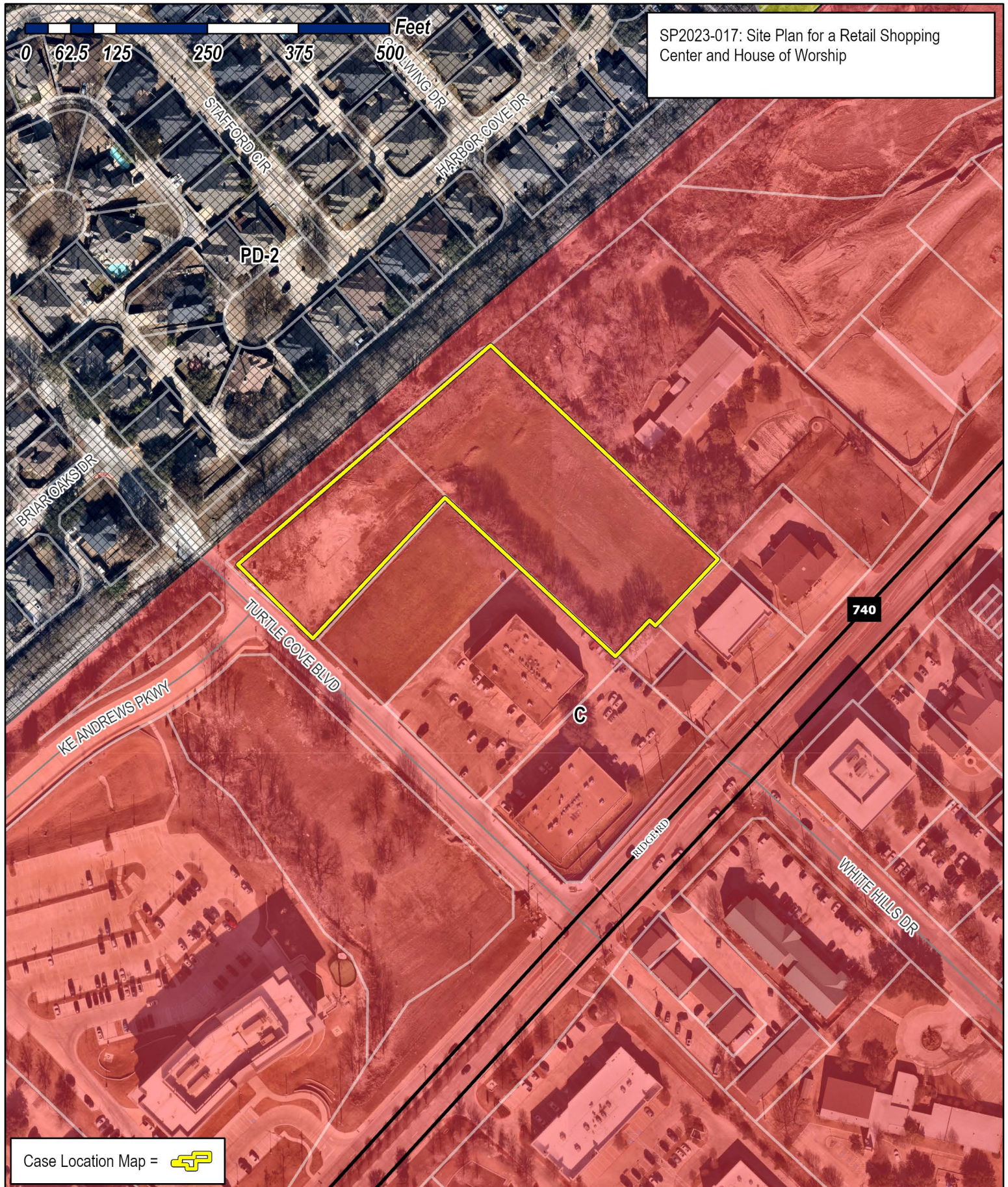
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF April, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF April, 2023


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SP2023-017: Site Plan for a Retail Shopping Center and House of Worship

Case Location Map = 

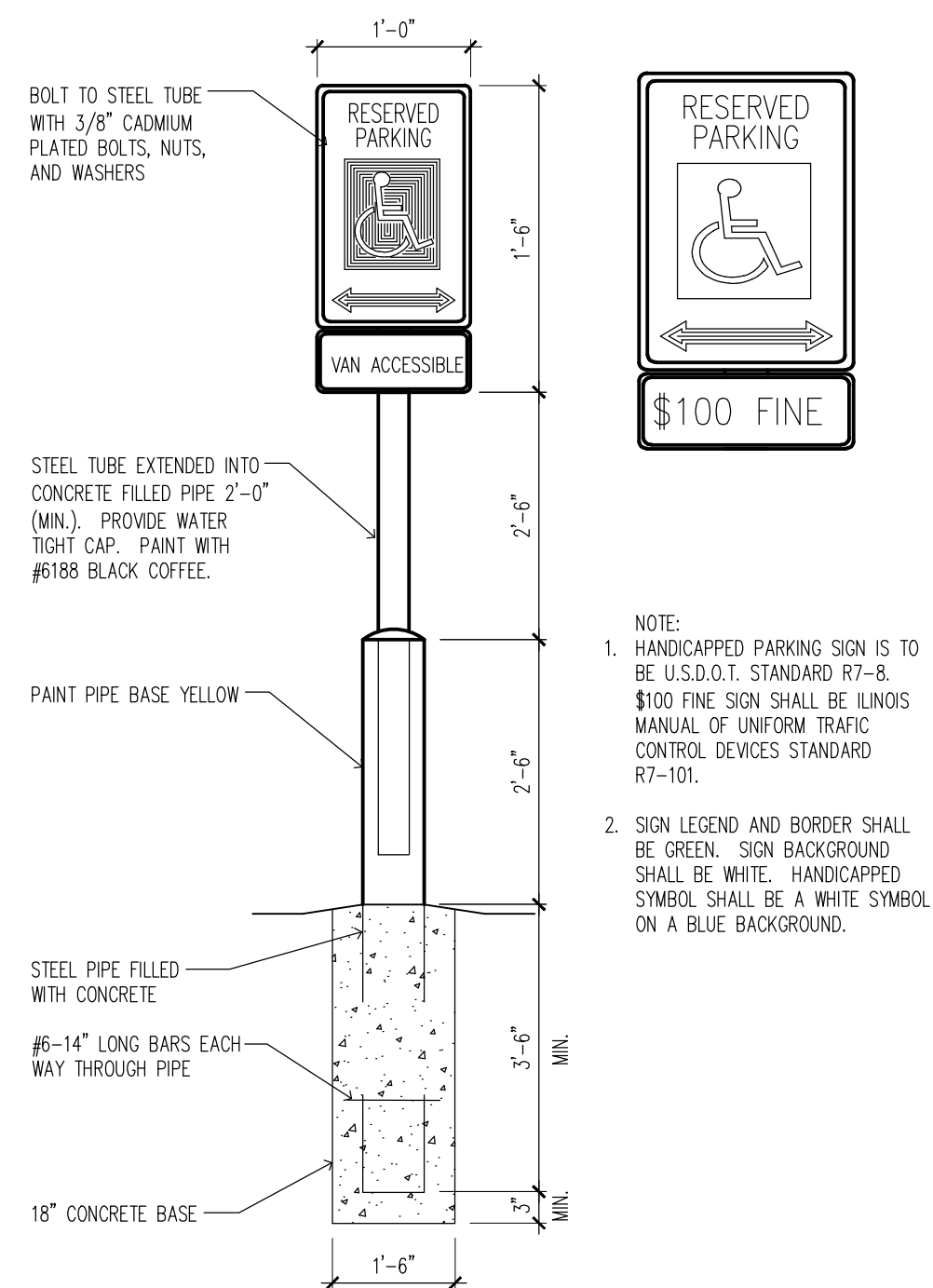


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

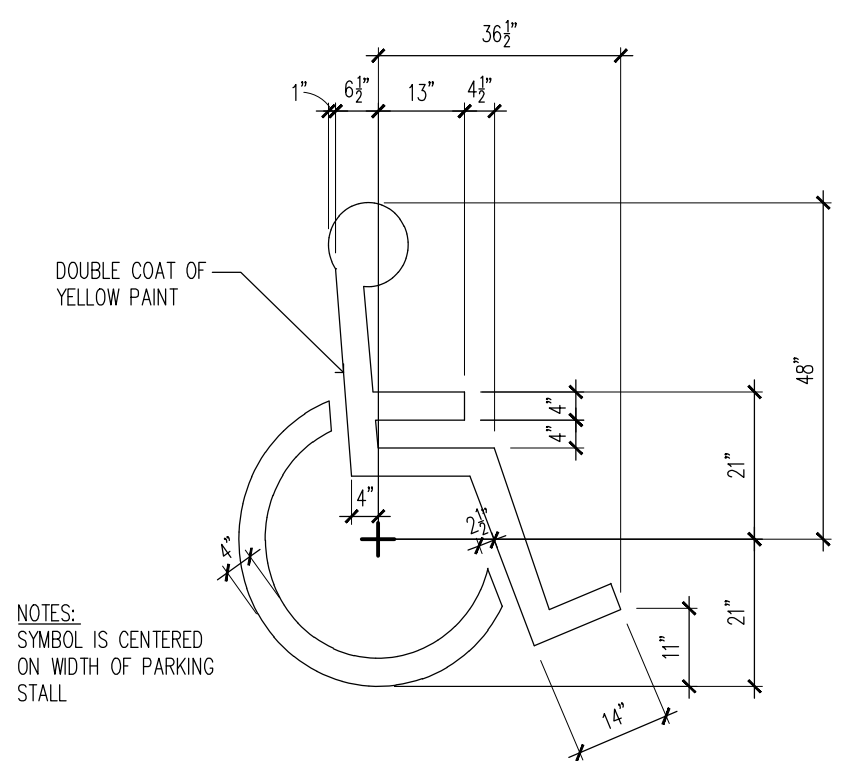
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



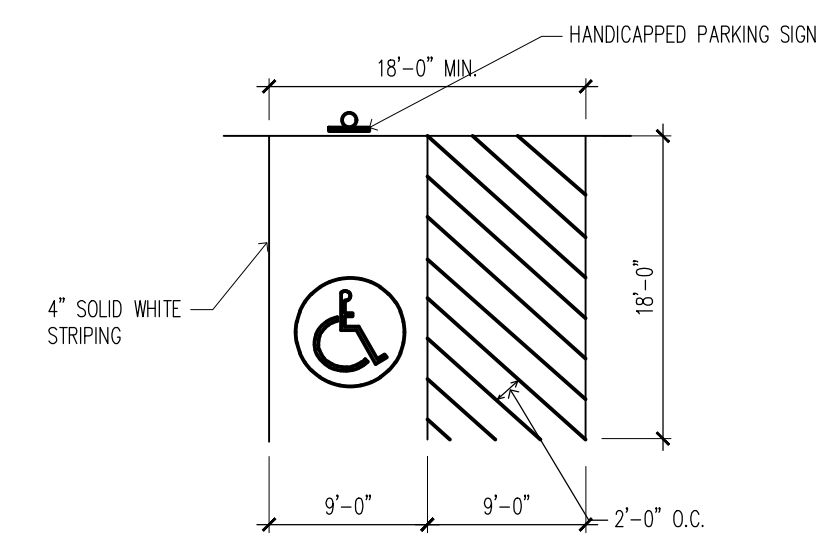


05 HANDICAP PARKING SIGN
N.T.S.

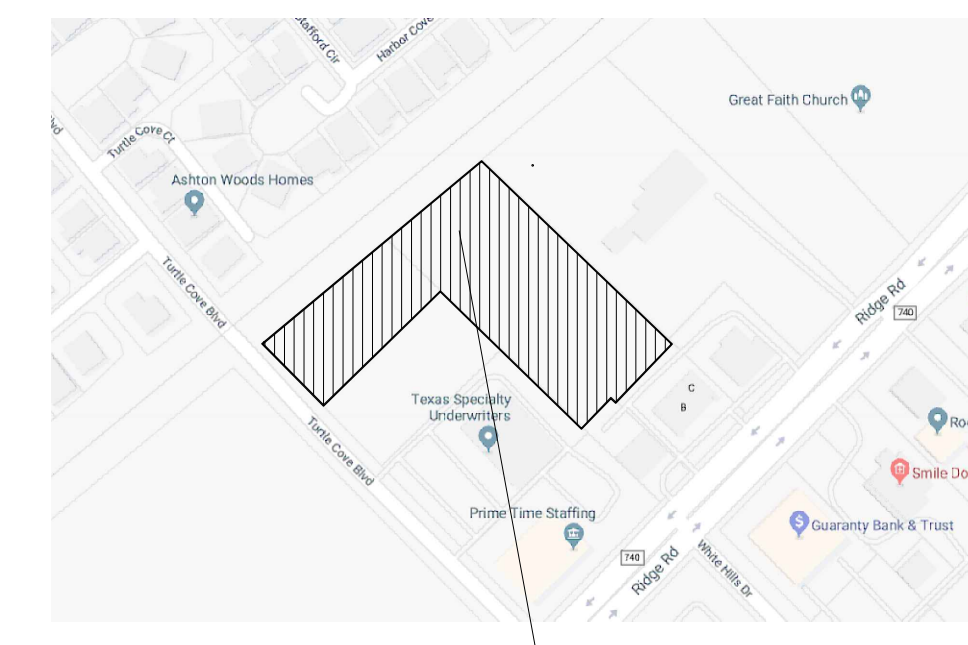
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



04 HANDICAPPED PAINTED SYMBOL
N.T.S.

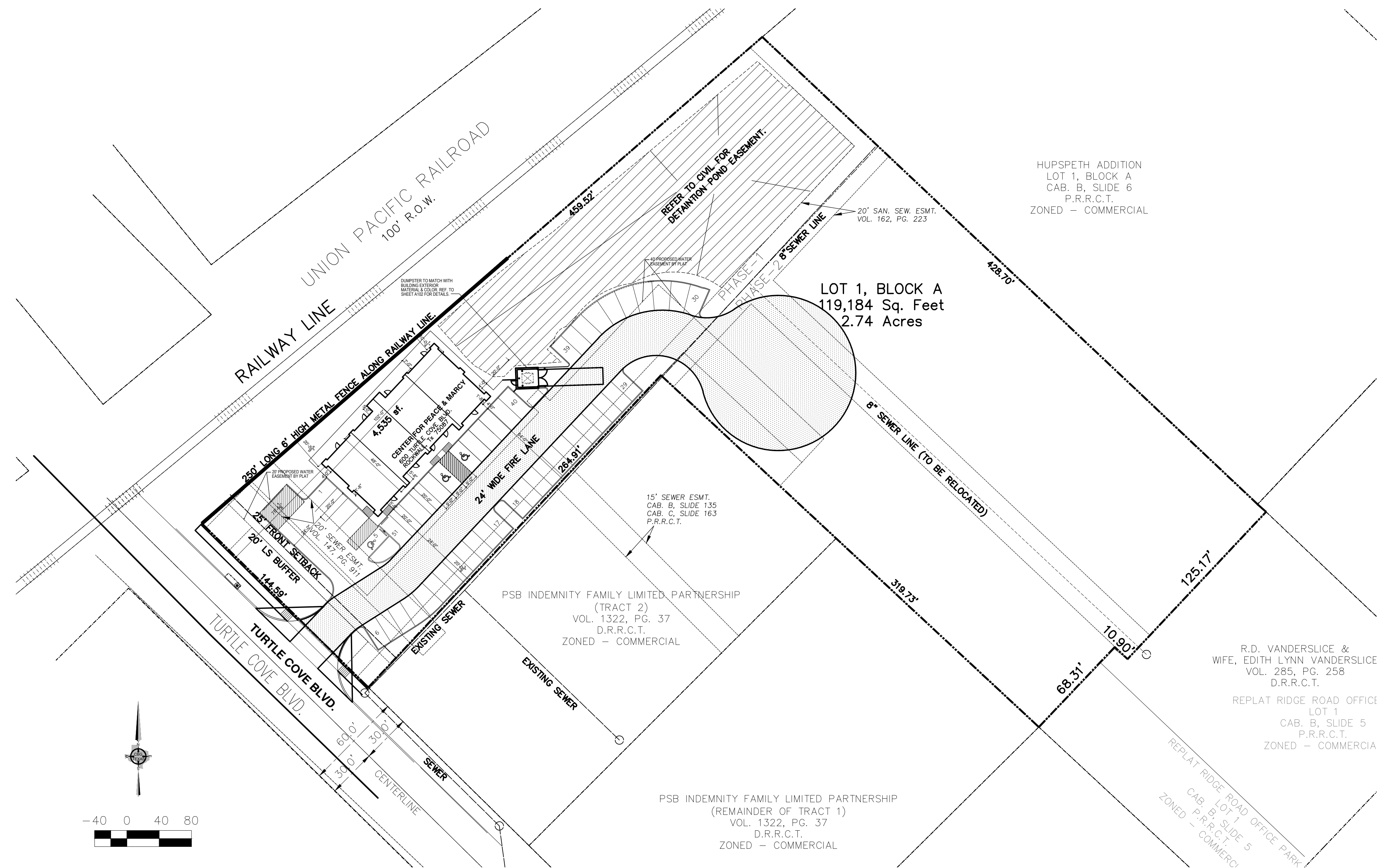


03 HANDICAPPED PARKING STALL
N.T.S.



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'4"



01 SITE PLAN
SCALE: 1"=40'4"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

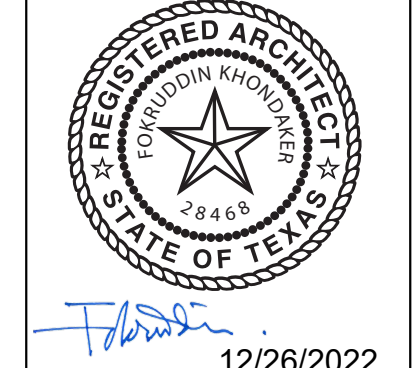
OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.28.22	CITY COMMENTS

ARCHITECT OF THE RECORD:
Fakruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (800) 605-4806



amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, TX 76051
Tel: (817) 806-0811
E-mail: okm.heboluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE: 06.09.2021
SCALE: AS SHOWN
DRAWN:
DESIGNER:
A. HELALUZZAMAN

PROJECT #
H-2019-02
SHEET NO.:
A101



DARK BRONZE FRAMES, PARAPET CAP & CANOPY



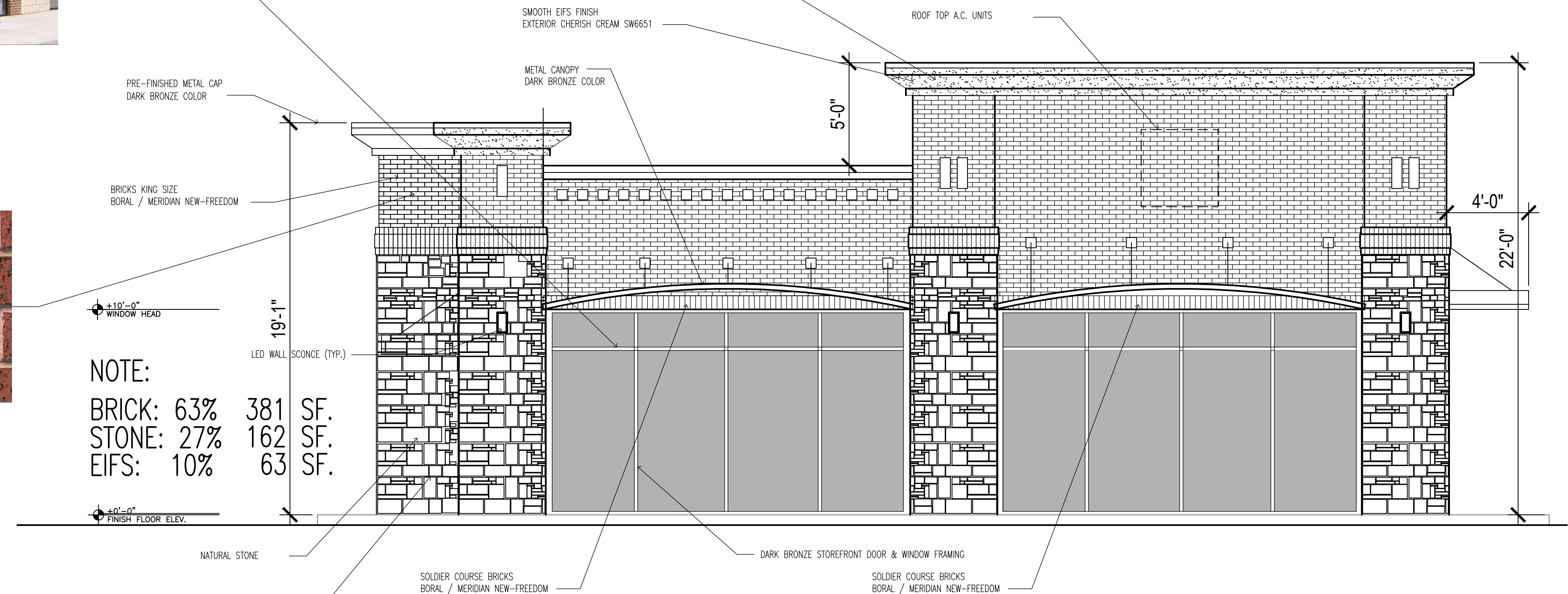
CHERISH CREAM SW6651 OR EQUAL



BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL

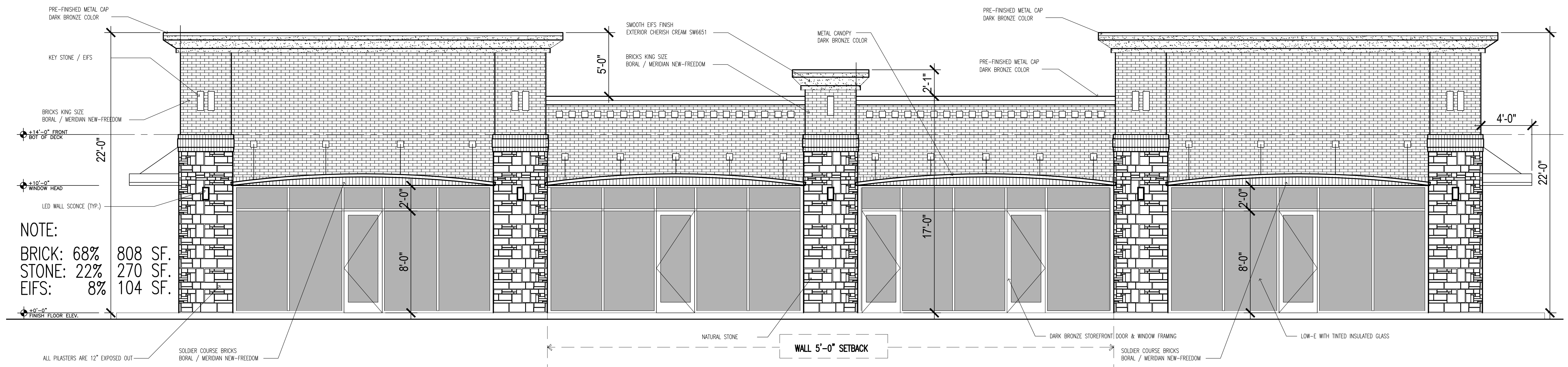


NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

OWNER:
 CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING
 PHASE-1

600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
 Fokredd Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 609 4806



12/26/2022

amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 75051
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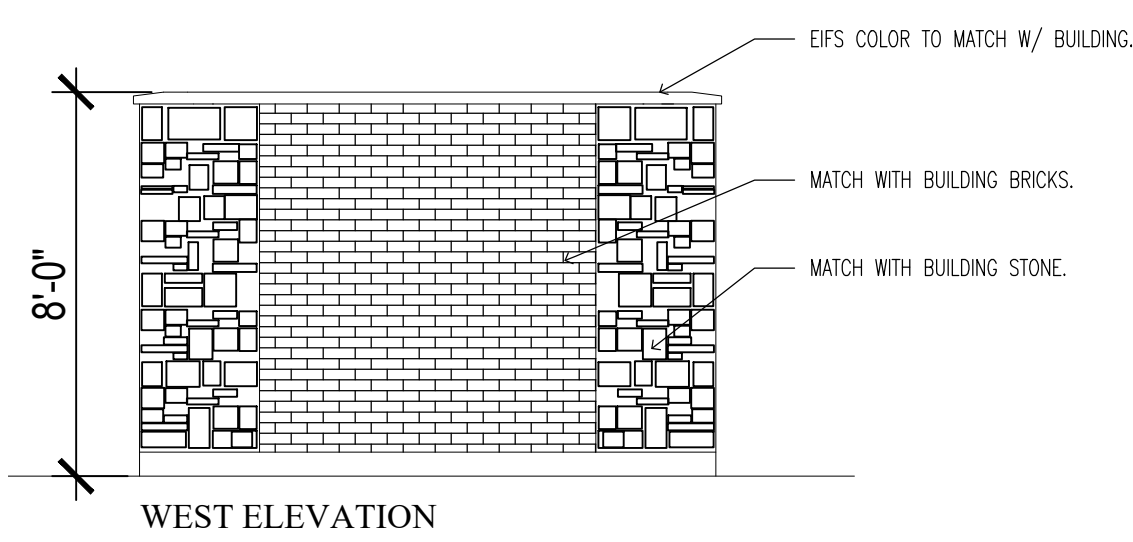
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 EXTERIOR ELEVATIONS

DATE:
 06.09.2021

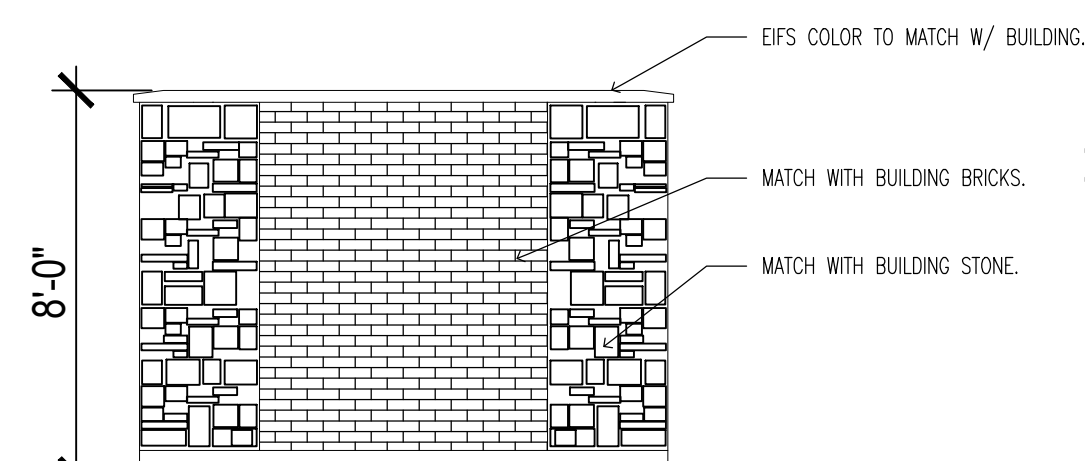
SCALE:
 AS SHOWN

PROJECT #
H-2019-02

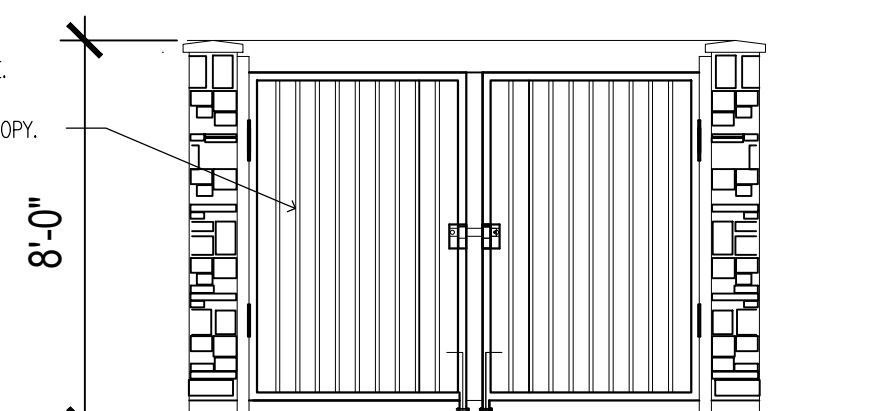
SHEET NO:
 A501



WEST ELEVATION



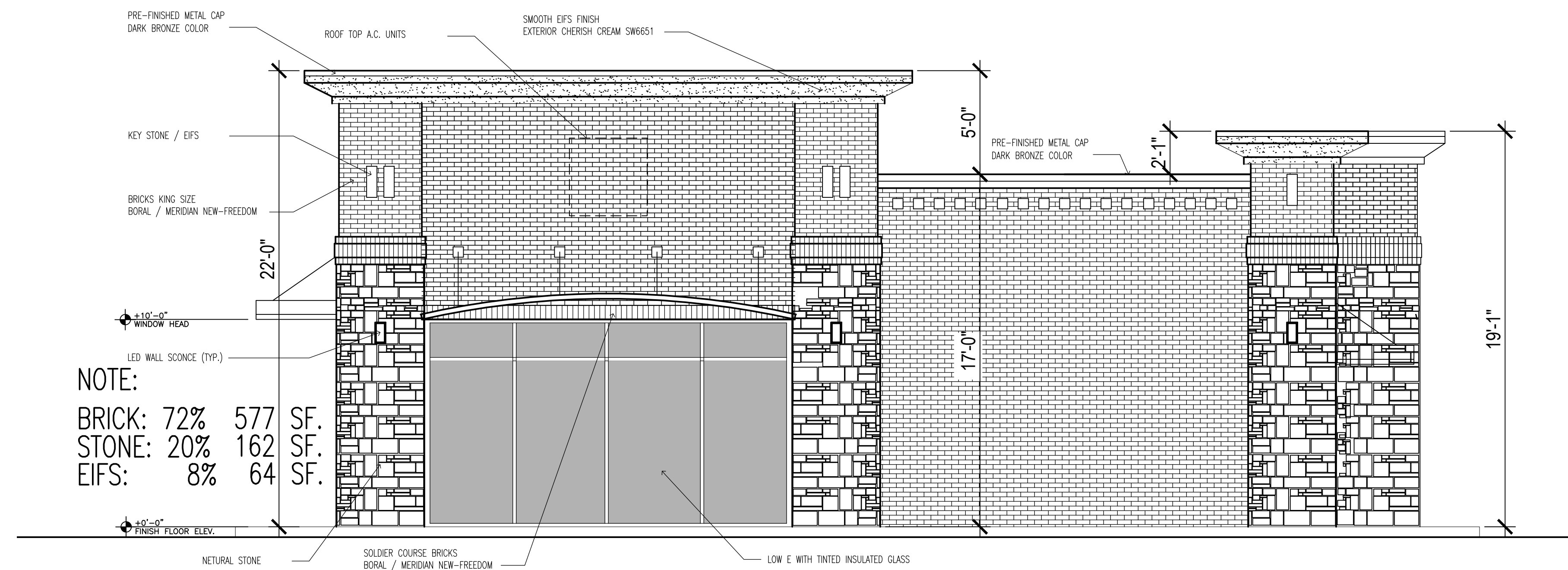
NORTH & SOUTH ELEVATIONS



EAST ELEVATION

3 DUMPSTER ELEVATIONS

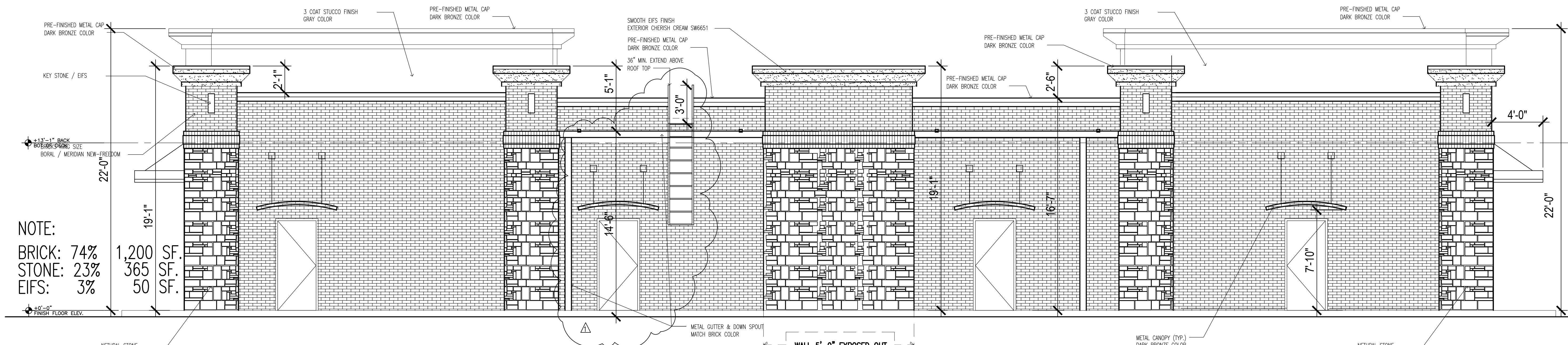
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
 BRICK: 72% 577 SF.
 STONE: 20% 162 SF.
 EIFS: 8% 64 SF.



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
 BRICK: 74% 1,200 SF.
 STONE: 23% 365 SF.
 EIFS: 3% 50 SF.

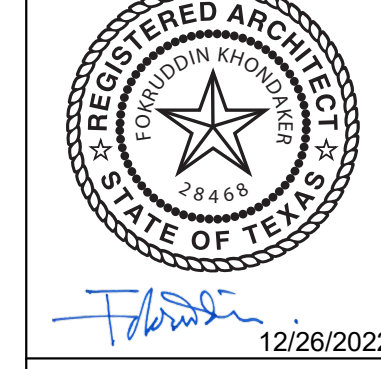
OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

OWNER CHANGE	01.28.22

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel. (800) 609-4806



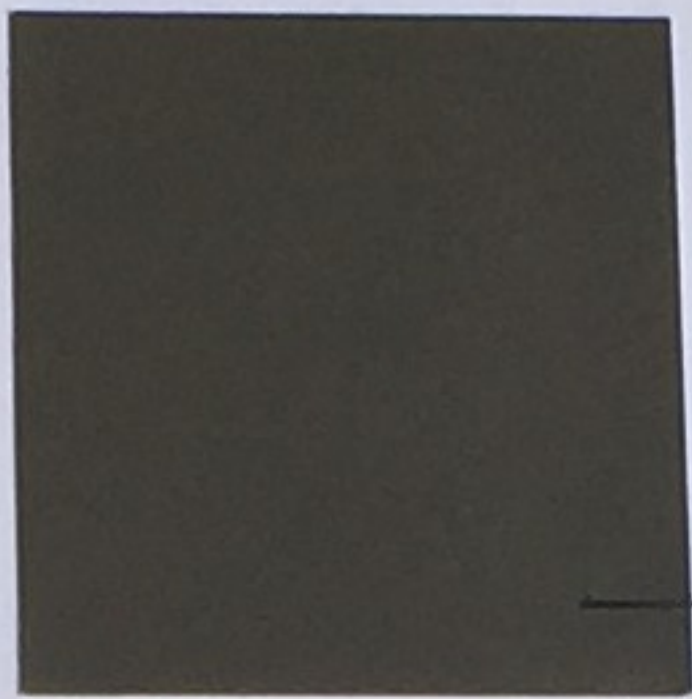
amazing concept
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 545 Coventry Drive, Grapevine, Tx 75051
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 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

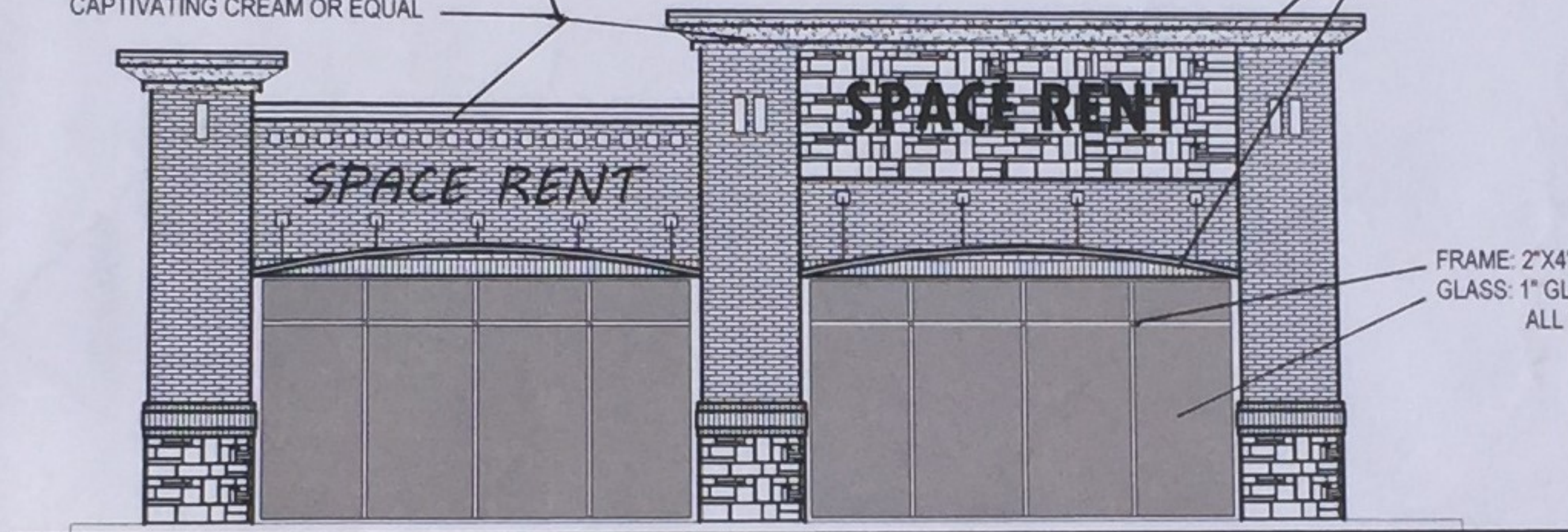
DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	
SHEET NO: A502	



SW 6659
CAPTIVATING CREAM OR EQUAL



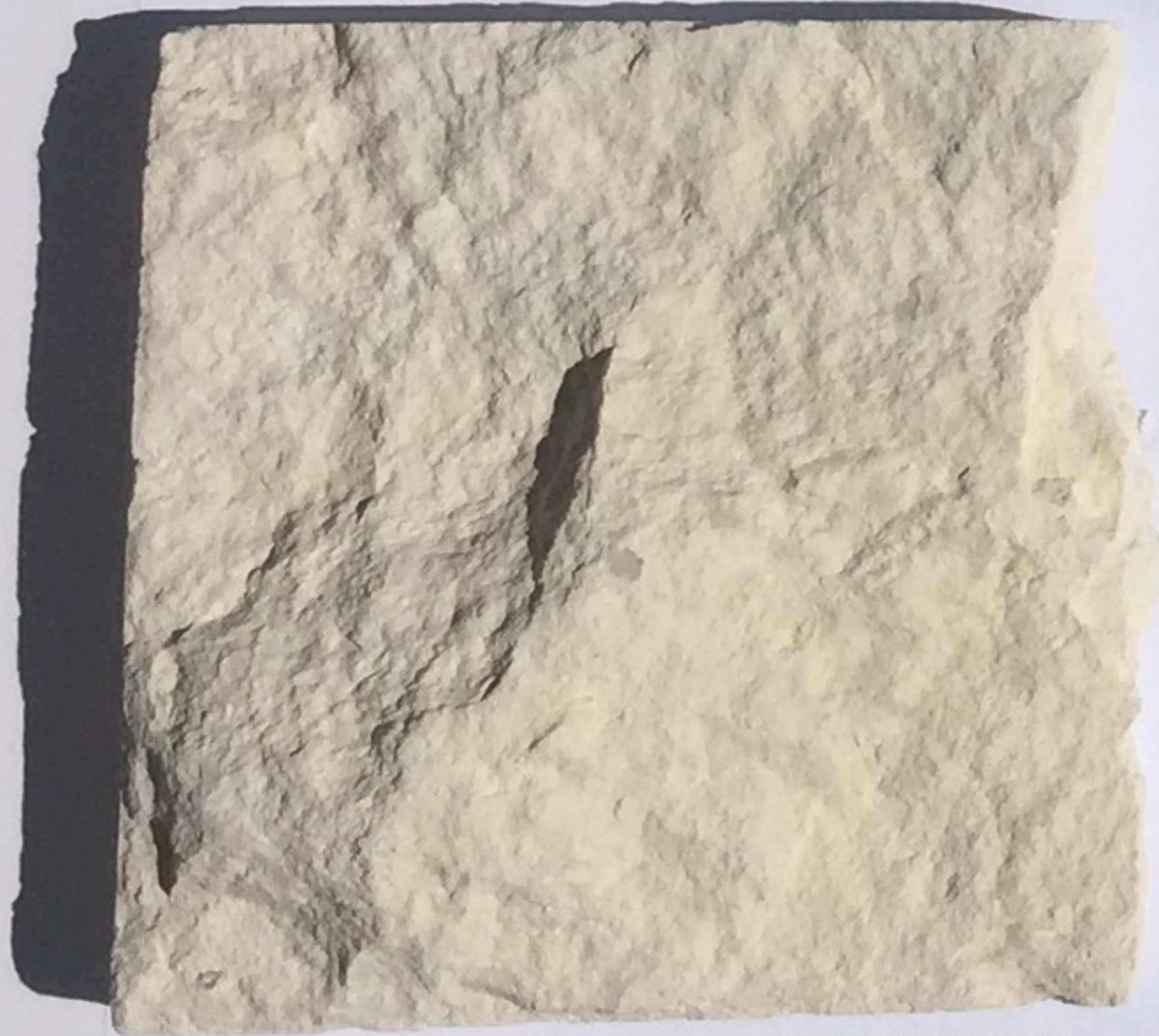
PRE-FINISHED METAL CAP & CANOPY
DARK BRONZE



FRAME: 2"x4" (DARK BRONZE)
GLASS: 1" GLAZING (1/4"-1/2"-1/4")
ALL TEMPERED & TINTED GLASS



PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL



MERIDIAN NEW-FREEDOM OR EQUAL

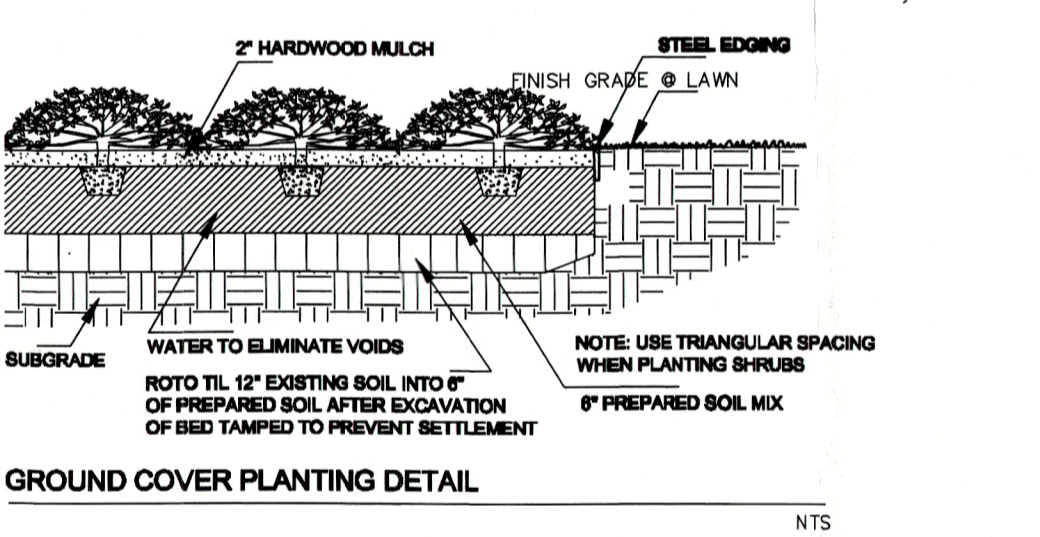
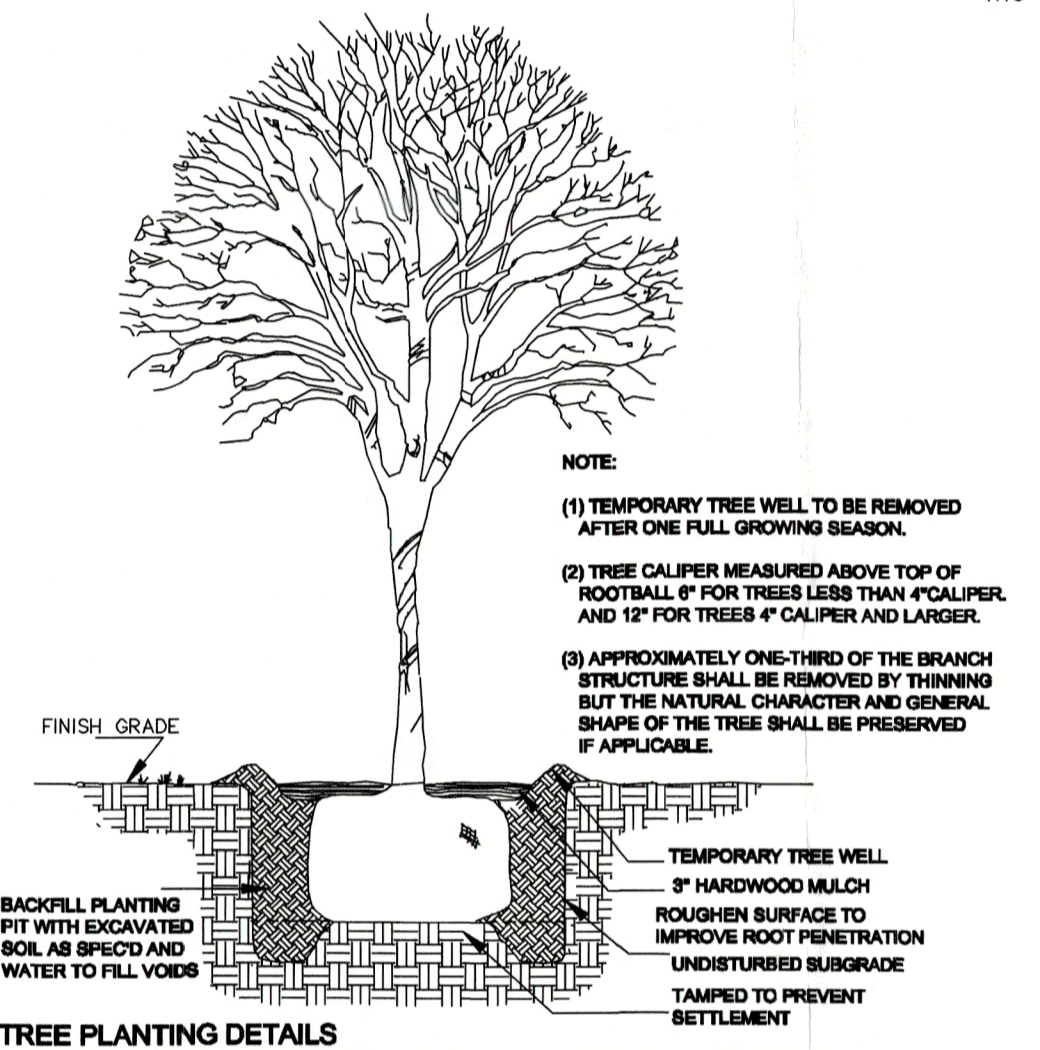
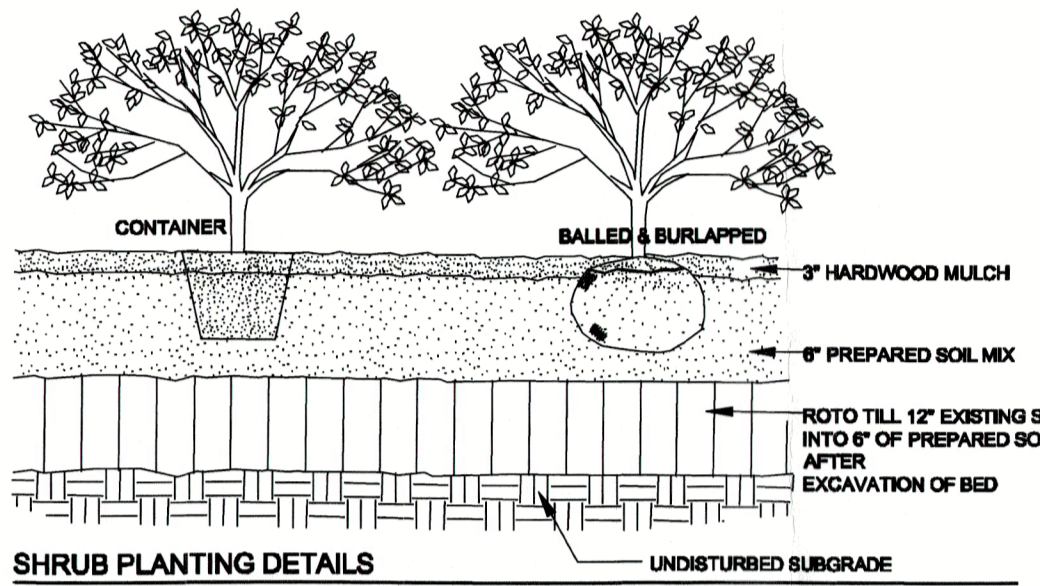
OWNER:
Abdul Latif Khan
4152 Goodland Dr., Richardson, TX 75082

PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

amazing o
Commercial & Residential
1461 Country Drive, Suite 100
Ft. Worth, TX 76104
Tel: 817-353-1811
E-mail: ahmed.helaluzzaman@gmail.com

PROJECT N
RETAIL BU
CASE NUM



planting notes

1. USE 1/2" X 1/2" STEEL EDGING (PAINTED GREEN).
2. USE 4" "SOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDRATED MULCH BERMUDA GRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH PRESSURE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

LOT AREA (PHASE 1): 8,829 SF (1.48 AC.)
 LANDSCAPE AREA REQUIRED: 0.866 SF (1% N/A)
 PROVIDED: 24,808 SF.
 BLDG. AREA: 4,828 SF.
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 81.
 SPACES PROVIDED: 81.

planting requirement

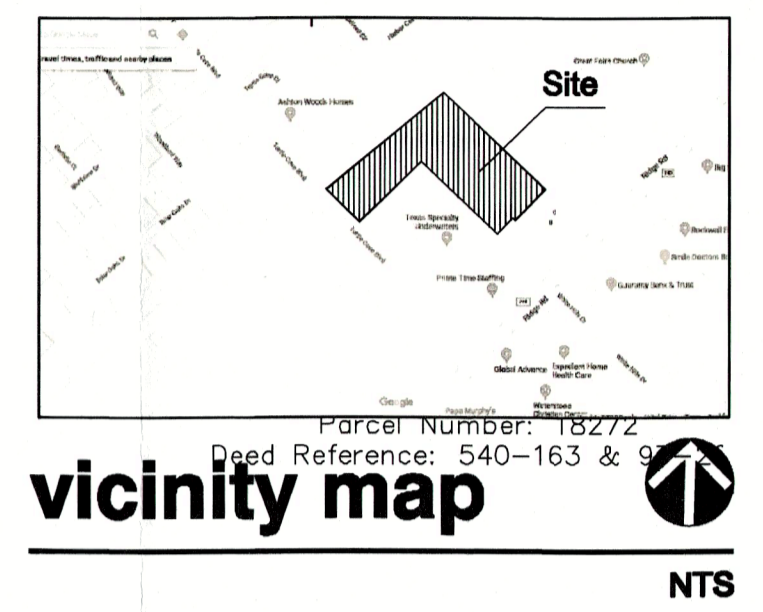
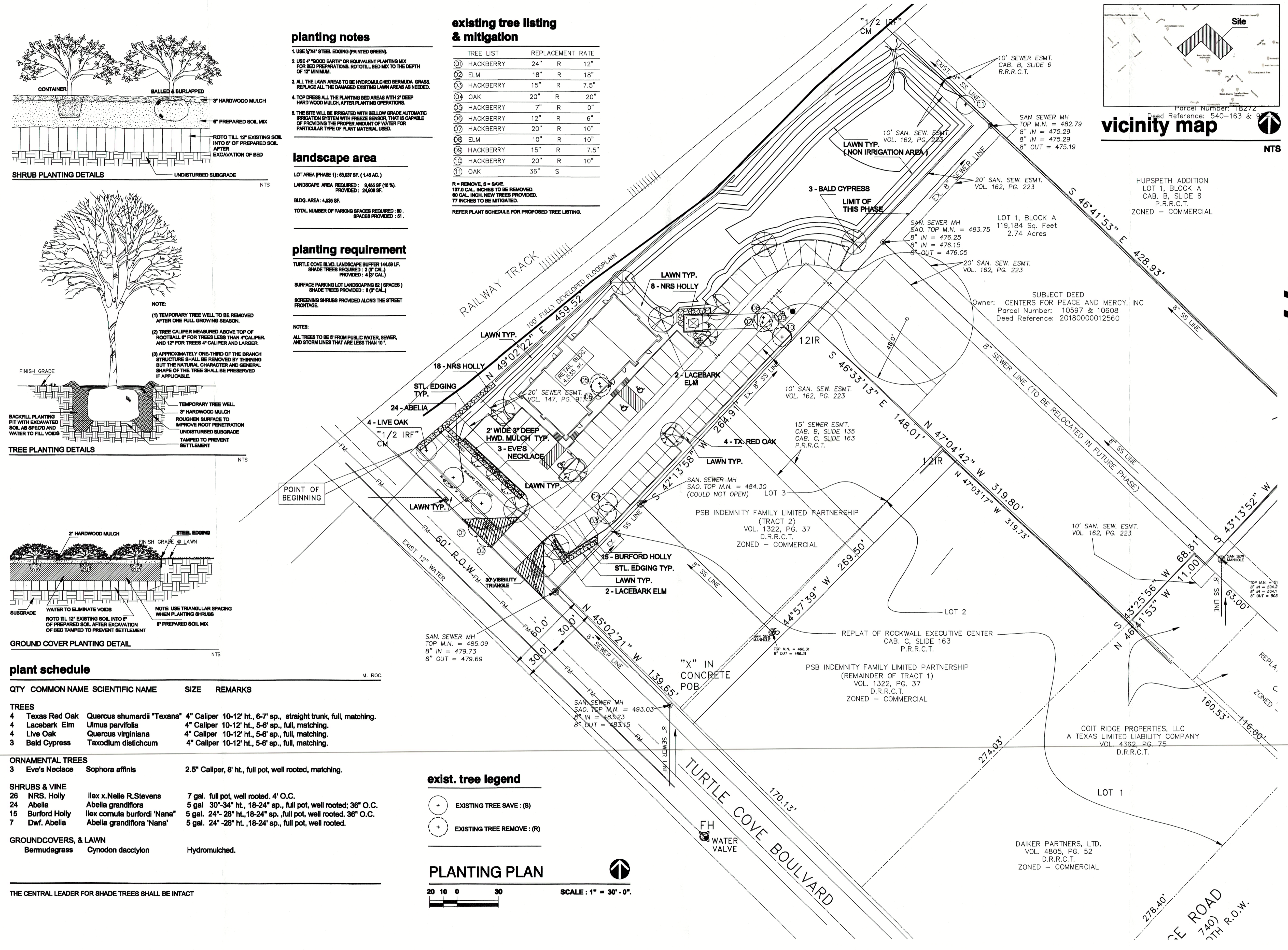
TURTLE COVE BLVD. LANDSCAPE BUFFER 144.89 LF.
 SHADE TREES REQUIRED: 3 (2" CAL.)
 PROVIDED: 4 (2" CAL.)
 SURFACE PARKING LOT LANDSCAPING 62 (SPACES)
 SHADE TREES PROVIDED: 6 (2" CAL.)
 SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

NOTE:
 (1) TEMPORARY TREE WELL TO BE REMOVED AFTER ONE FULL GROWING SEASON.
 (2) TREE CALIPER MEASURED ABOVE TOP OF ROOTBALL 4" FOR TREES LESS THAN 4" CALIPER AND 12" FOR TREES 4" CALIPER AND LARGER.
 (3) APPROXIMATELY ONE-THIRD OF THE BRANCH STRUCTURE SHALL BE REMOVED BY THINNING BUT THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TREE SHALL BE PRESERVED IF APPLICABLE.

existing tree listing & mitigation

TREE LIST	REPLACEMENT RATE
01 HACKBERRY 24" R 12"	
02 ELM 18" R 18"	
03 HACKBERRY 15" R 7.5"	
04 OAK 20" R 20"	
05 HACKBERRY 7" R 0"	
06 HACKBERRY 12" R 6"	
07 HACKBERRY 20" R 10"	
08 ELM 10" R 10"	
09 HACKBERRY 15" R 7.5"	
10 HACKBERRY 20" R 10"	
11 OAK 36" S	

R = REMOVE, S = SAVE
 15" CAL. INCHES TO BE REMOVED.
 40 CAL. INCH NEW TREES PROVIDED.
 17 INCHES TO BE MITIGATED.
 REFER PLANT SCHEDULE FOR PROPOSED TREE LISTING.



aroids
 landscape architects
 5907 Indian Hills drive, garland, Texas 75044. 214.403.2034. maasam2745@gmail.com

CPM MASJID (PHASE ONE)
OWNER : CENTER FOR PEACE & MERCY, INC.
 600 TURTLE COVE BLVD.
 ROCKWALL, TX. 75087.

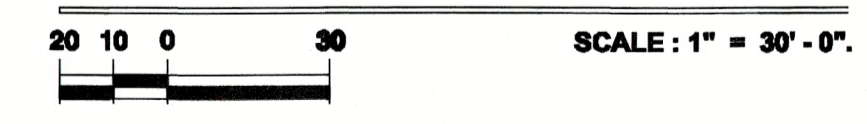
plant schedule

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
4	Texas Red Oak	Quercus shumardii "Texana"	4" Caliper	10-12' ht., 6-7' sp., straight trunk, full, matching.
4	Lacebark Elm	Ulmus parvifolia	4" Caliper	10-12' ht., 5-6' sp., full, matching.
4	Live Oak	Quercus virginiana	4" Caliper	10-12' ht., 5-6' sp., full, matching.
3	Bald Cypress	Taxodium distichum	4" Caliper	10-12' ht., 5-6' sp., full, matching.
ORNAMENTAL TREES				
3	Eve's Necklace	Sophora affinis	2.5" Caliper, 8' ht.,	full pot, well rooted, matching.
SHRUBS & VINE				
26	NRS. Holly	Ilex x. Nello R. Stevens	7 gal.	full pot, well rooted, 4' O.C.
24	Abelia	Abelia grandiflora	5 gal.	30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.
15	Burford Holly	Ilex cornuta burfordi "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted, 36" O.C.
7	Dwf. Abelia	Abelia grandiflora "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted.
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dactylon		Hydrated mulched.

exist. tree legend

- (+) EXISTING TREE SAVE : (S)
- (-) EXISTING TREE REMOVE : (R)

PLANTING PLAN

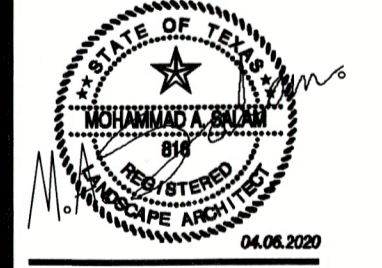


THE CENTRAL LEADER FOR SHADE TREES SHALL BE INTACT

revision

▲	JUL. 23,2020
▲	SEP. 07,2020
▲	JAN. 25,2021

shown
 PLANTING PLAN & DETAILS



date
 APR. 07, 2020
sheet

LP.01

DAIKER PARTNERS, LTD.
 VOL. 4805, PG. 52
 D.R.R.C.T.
 ZONED - COMMERCIAL

COIT RIDGE PROPERTIES, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 VOL. 4362, PG. 75
 D.R.R.C.T.

REPLAT OF ROCKWALL EXECUTIVE CENTER
 CAB. C, SLIDE 163
 P.R.R.C.T.
 PSB INDEMNITY FAMILY LIMITED PARTNERSHIP
 (REMAINDER OF TRACT 1)
 VOL. 1322, PG. 37
 D.R.R.C.T.
 ZONED - COMMERCIAL

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP
 (TRACT 2)
 VOL. 1322, PG. 37
 D.R.R.C.T.
 ZONED - COMMERCIAL

SUBJECT DEED
 Owner: CENTERS FOR PEACE AND MERCY, INC
 Parcel Number: 10597 & 10608
 Deed Reference: 20180000012560

SAN SEWER MH
 TOP M.N. = 482.79
 8" IN = 475.29
 8" IN = 475.29
 8" OUT = 475.19

10' SEWER ESMT.
 CAB. B, SLIDE 6
 R.R.R.C.T.

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

15' SEWER ESMT.
 CAB. B, SLIDE 135
 CAB. C, SLIDE 163
 P.R.R.C.T.

SAN SEWER MH
 SAO, TOP M.N. = 483.75
 8" IN = 476.25
 8" IN = 476.15
 8" OUT = 476.05

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

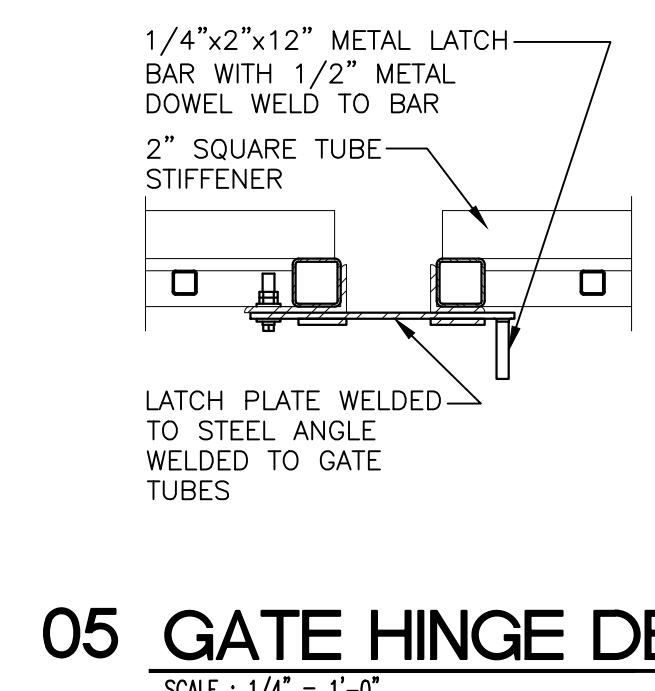
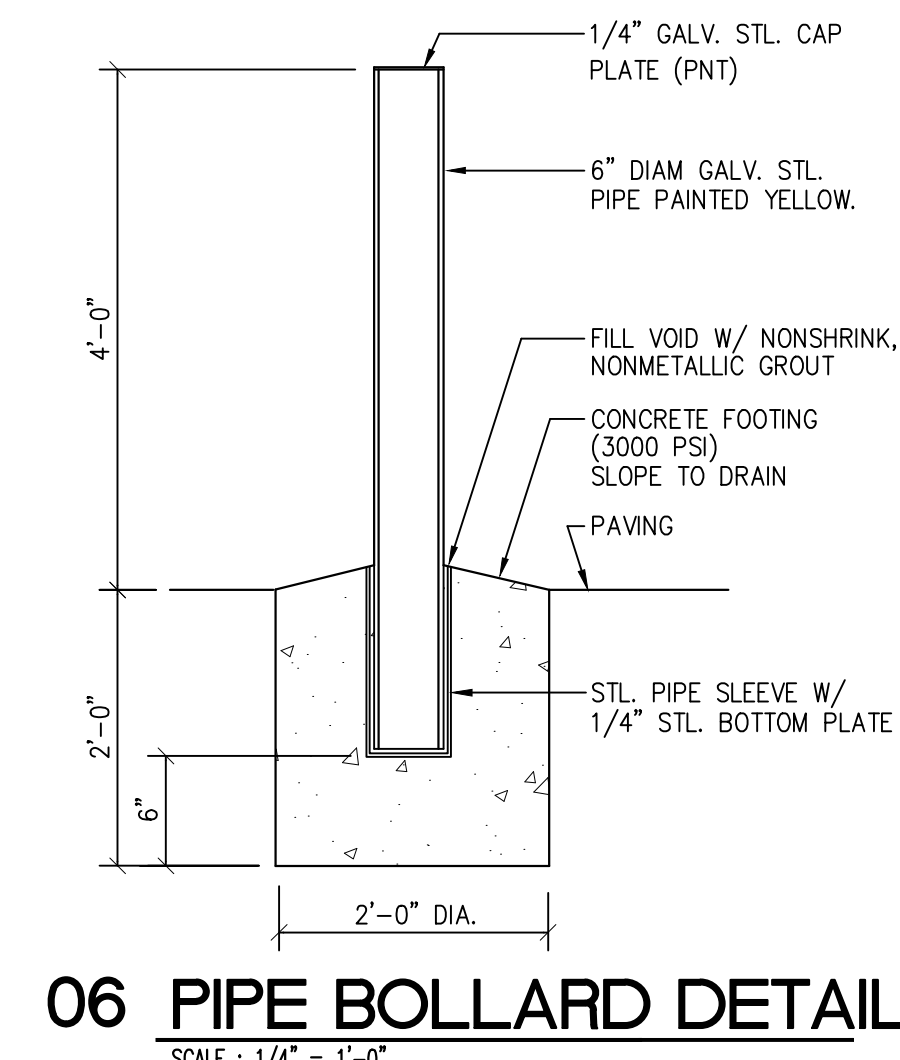
10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

10' SAN. SEW. ESMT.
 VOL. 162, PG. 223

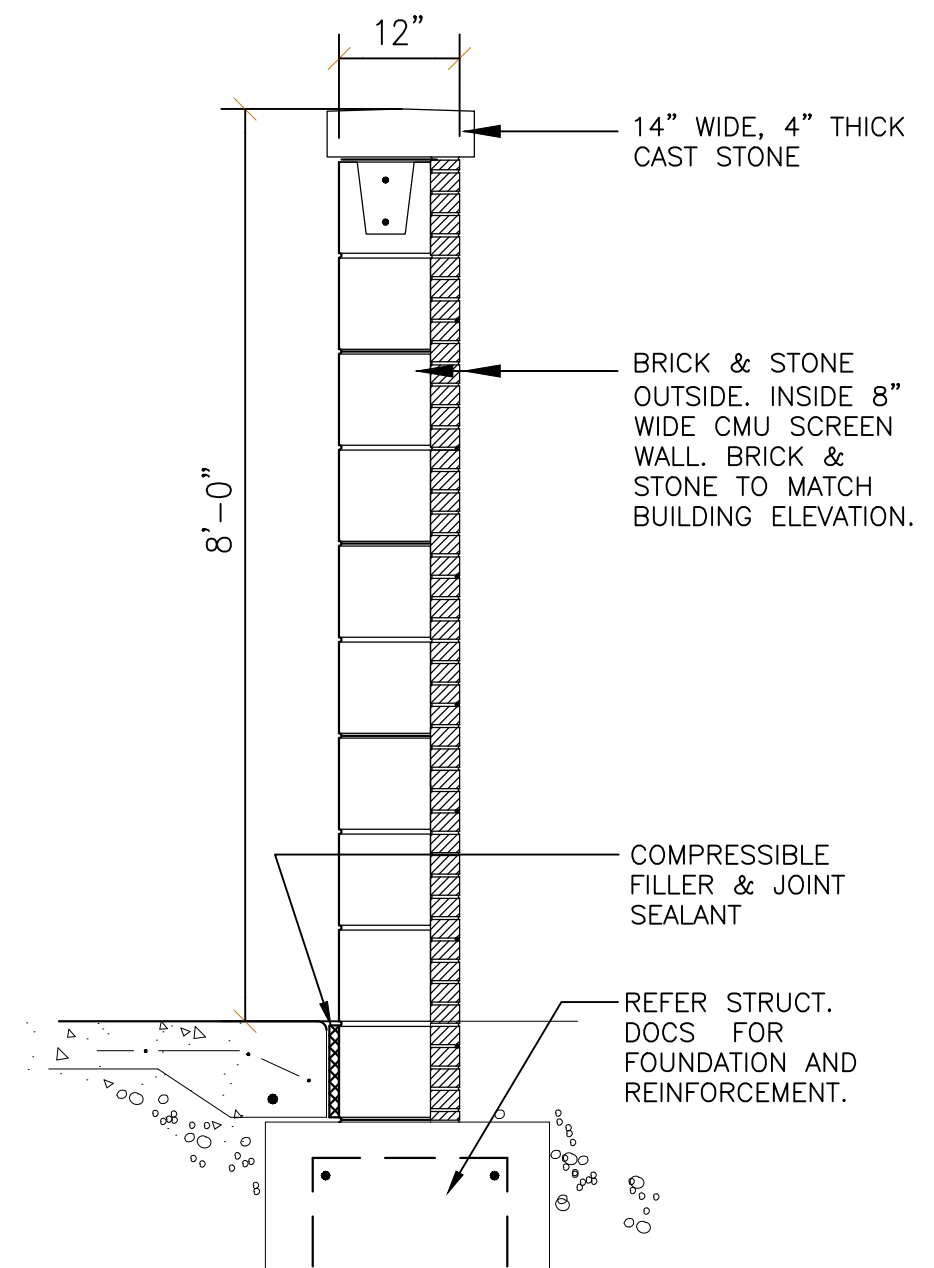
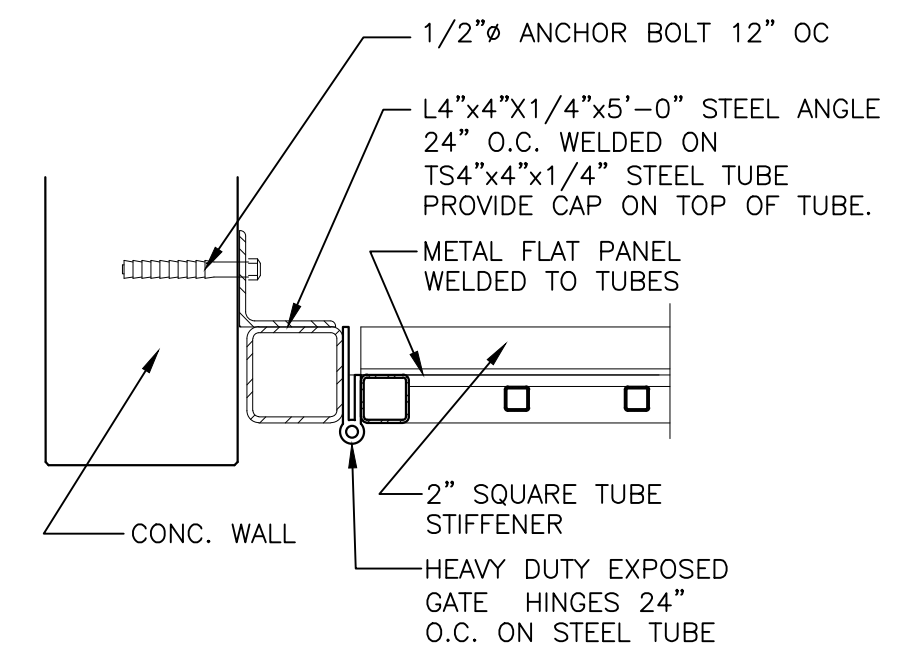
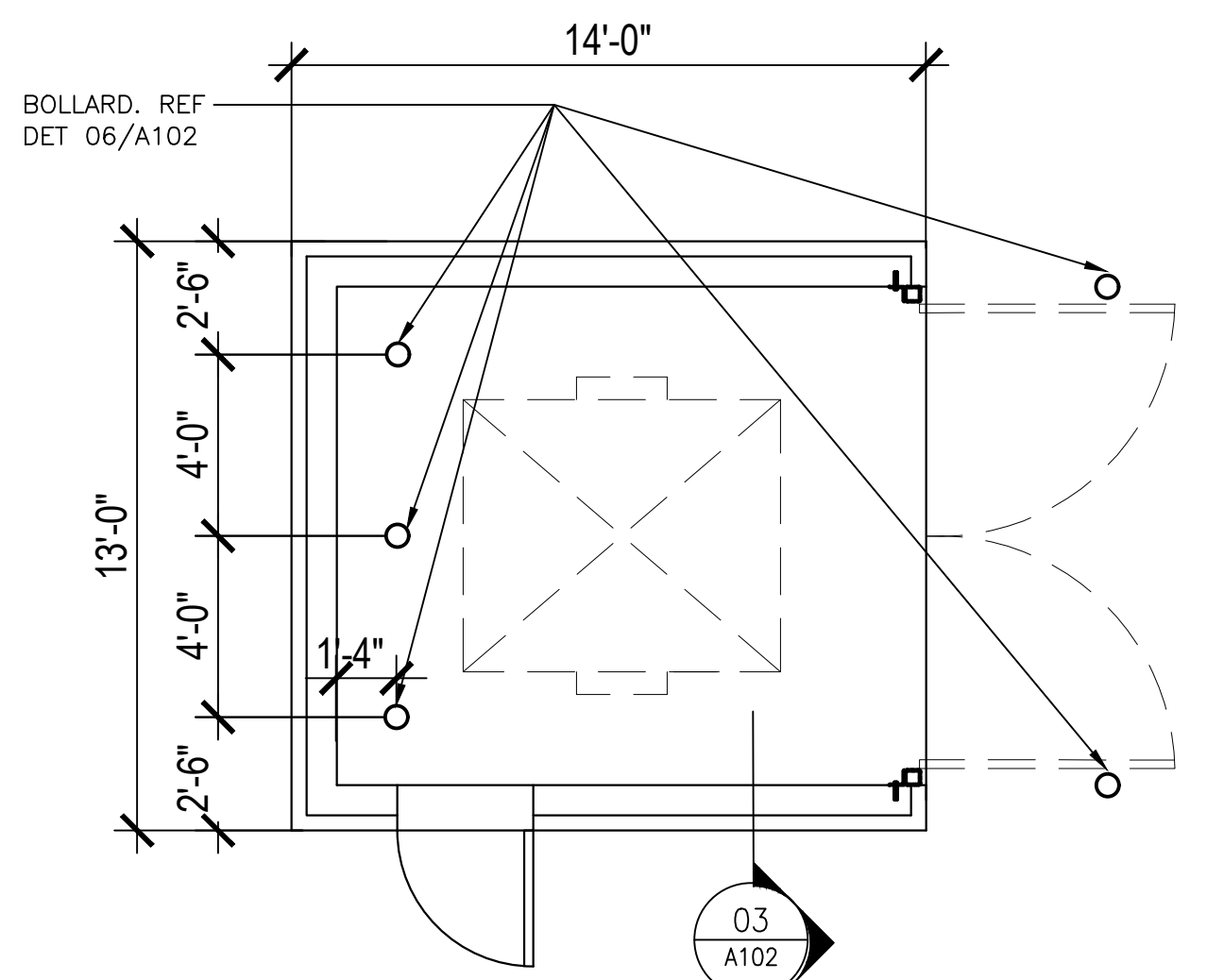
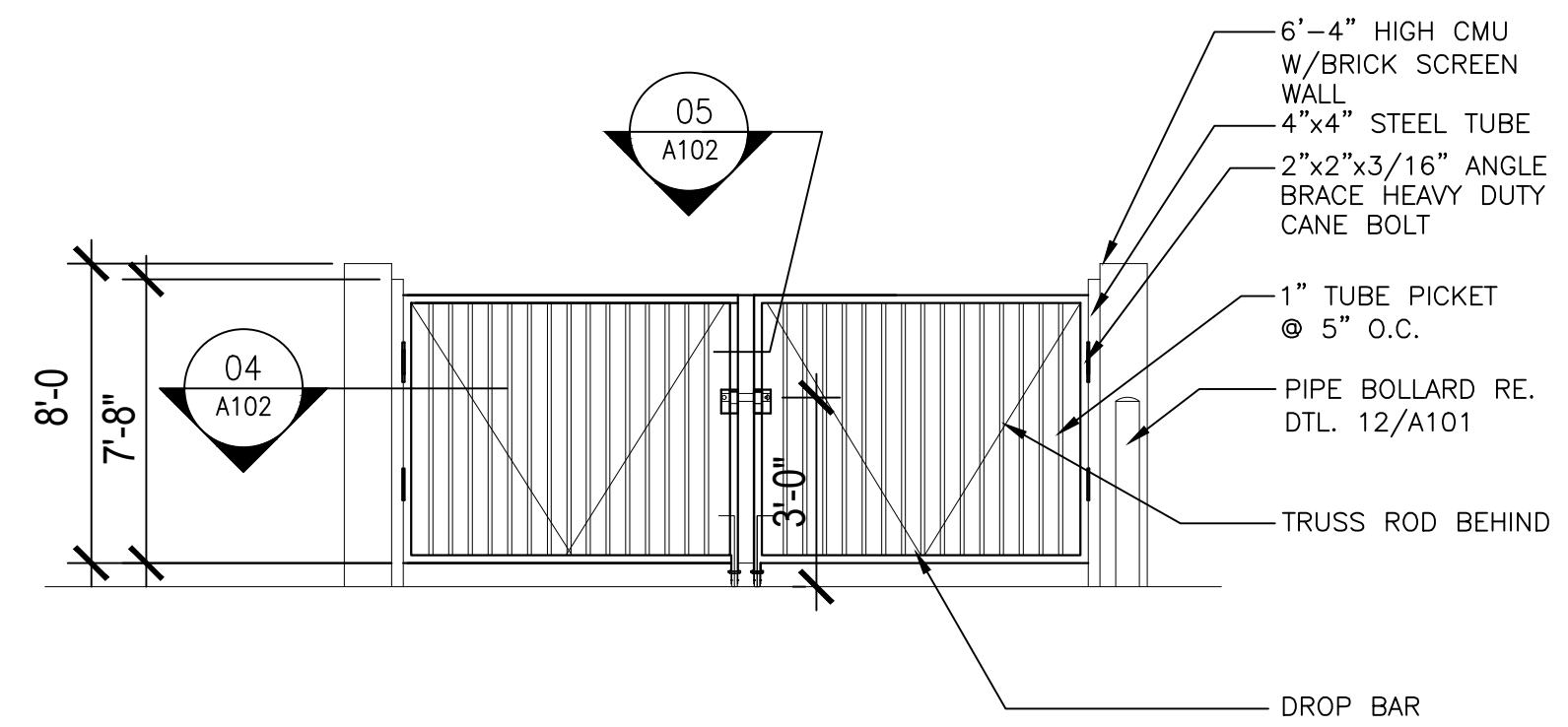
- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087



NOTE:
 REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



REVISIONS:

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 609 4806



12/26/2022
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 806 0811
 E-mail: okm.heluzzaman@gmail.com

SHEET TITLE:
 SITE DETAILS

DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	
SHEET NO.: A102	

WAHEED CONSULTING
 420 PARKSIDE COURT
 MURPHY, TEXAS 75084
 PH: 817-793-2010
 FIRM #: F-6336

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

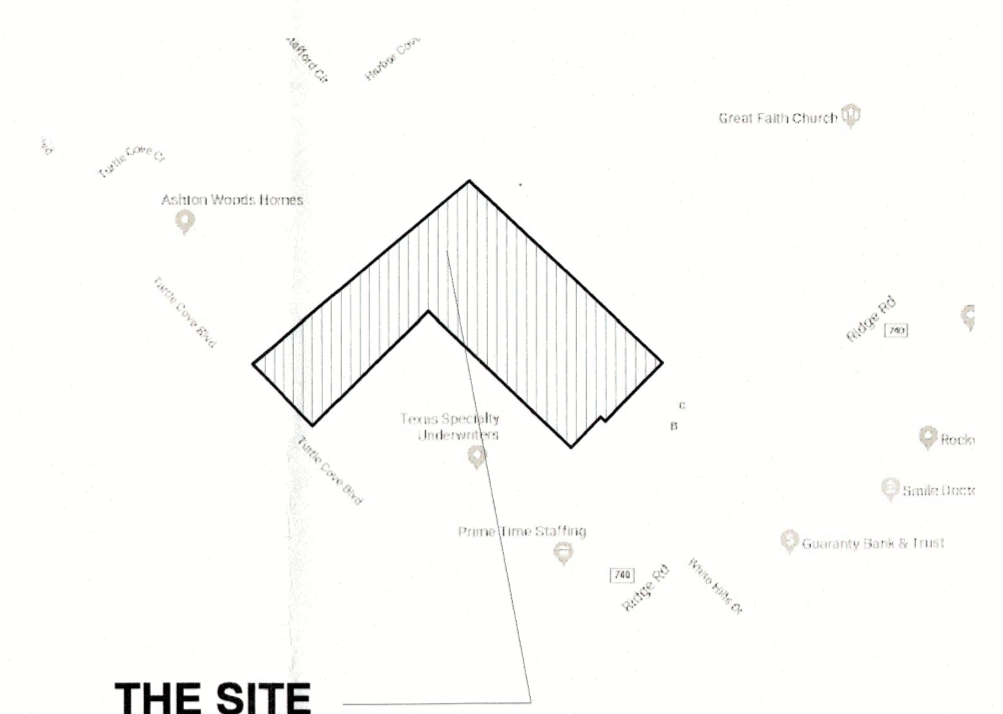
PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 808 0811
 E-mail: akm.helaluzzaman@gmail.com

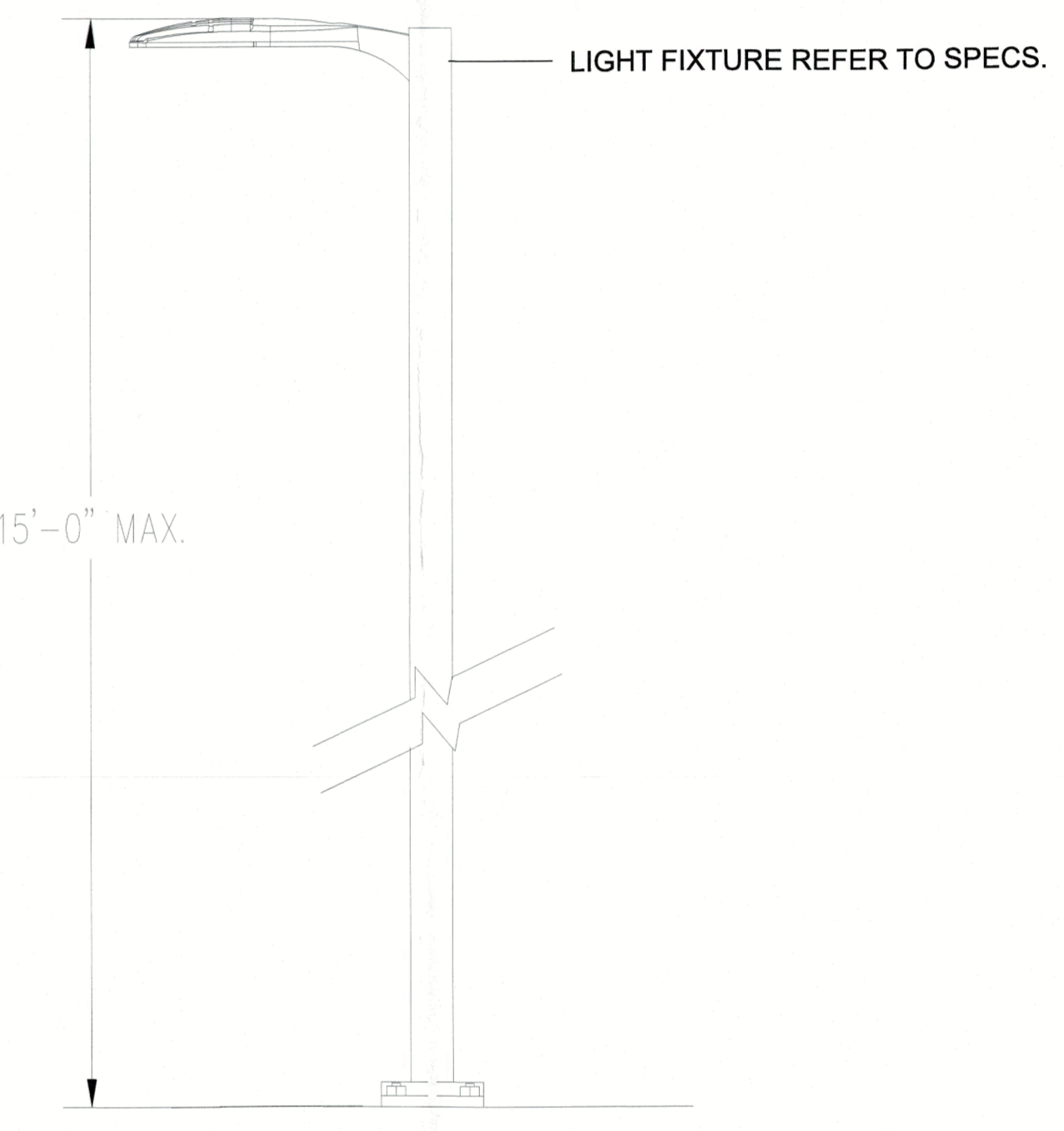
SHEET TITLE:
 PHOTOMETRIC PLAN

DATE: 06.11.2019
 SCALE: AS SHOWN
 DRAWN: DESIGNER:
 A. HELALUZZAMAN
 PROJECT # **H-2019-02**
 SHEET NO: **ESP**

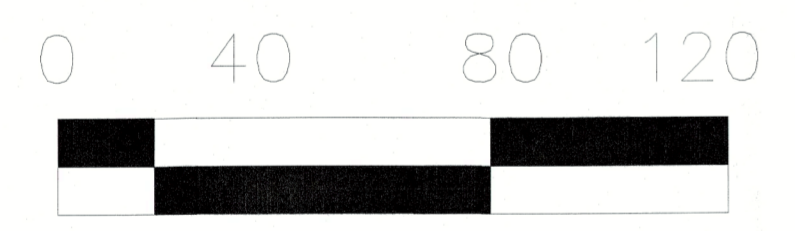
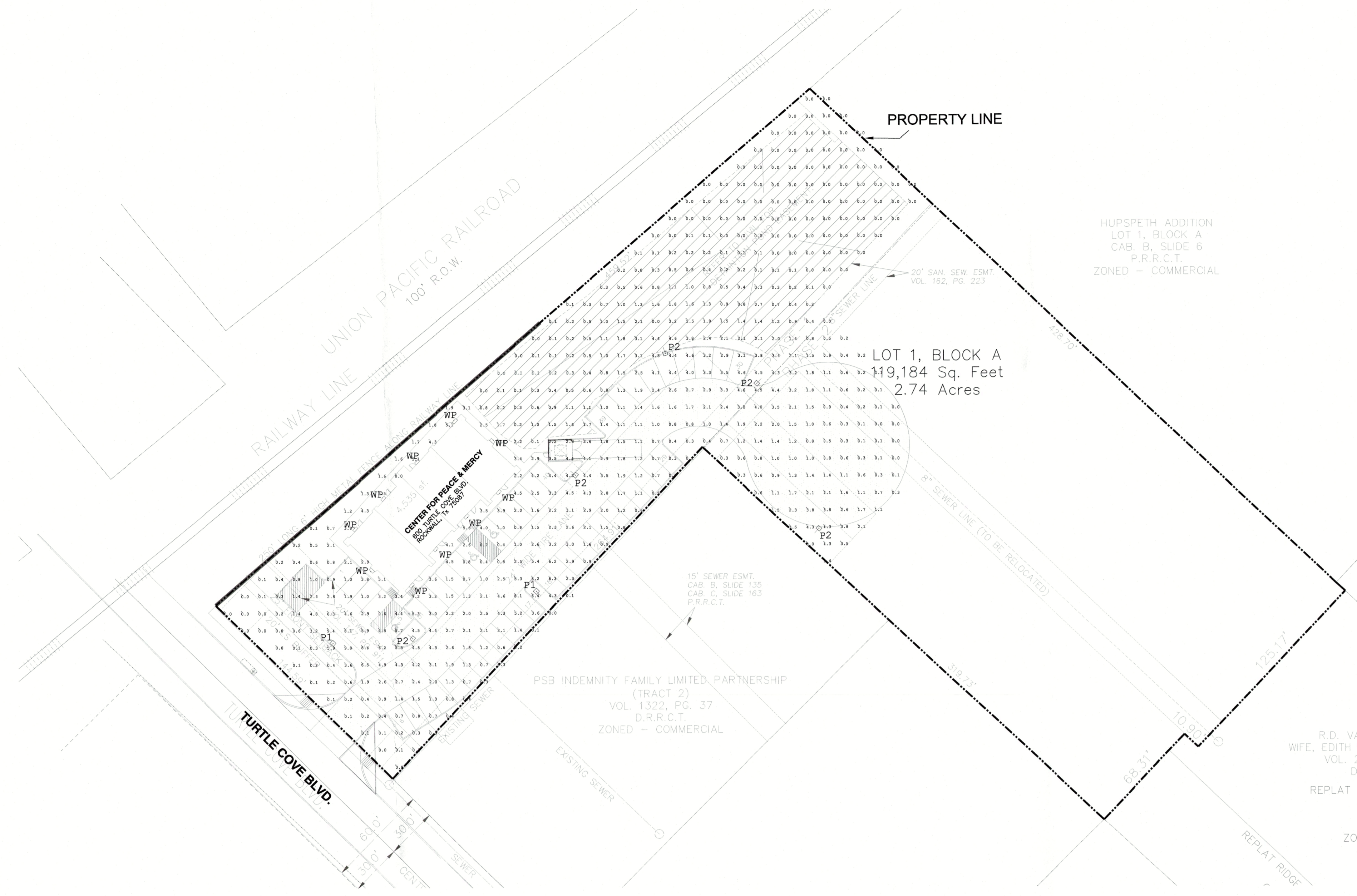


THE SITE
 600 TURTLE COVE DR.
 ROCKWALL, TX 75087

02 VICINITY MAP
 SCALE: 1"=40'-0"



03 TYPICAL SITE POLE
 SCALE: N.T.S.

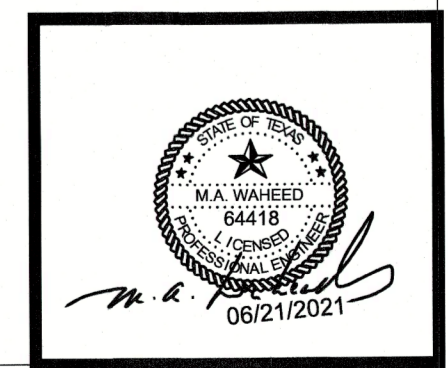


01 PHOTOMETRIC PLAN
 SCALE: 1"=40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
LOT COVERAGE	8.13%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	150/4 = 37.5 (SAY 38)
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	38+12 = 50
TOTAL PARKING PROVIDED	52 INCLUDING 3 ADA

Calculation Summary							
Label	Qty	CalcType	Units	Avg	Max	Min	Avg/Min
Free Grid		Illuminance	Fc	1.51	9.8	0.0	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2	☐	Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5	☐	Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	10	☐	Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24



CASE NO.: SP2019-014



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 30, 2023
APPLICANT: David Srovji
CASE NUMBER: SP2023-017; *Site Plan for Center for Peace and Mercy*

SUMMARY

Discuss and consider a request by David Srovji on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a Site Plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

BACKGROUND

The subject property was annexed on November 7, 1960 by *Ordinance No. 60-04 [Case No. A1960-004]*. At the time of annexation, it was zoned Agricultural (AG) District. According to the City's Historic Zoning Maps, sometime between November 7, 1960 and January 3, 1972, the subject property was rezoned to Commercial (C) District and has remained vacant since annexation. On June 25, 2019, the Planning and Zoning Commission approved a Site Plan [Case No. SP2019-014] for a *retail shopping center* and *house of worship*. On July 15, 2019, the City Council approved a variance request associated with the approved site plan [Case No. SP2019-014] for a flat roof design within the Scenic Overlay (SOV) District. This site plan expired on July 15, 2021 due to two (2) years of inactivity on the site. The engineering plans [Case No. E2020-013] also expired August 25, 2022 as no work had been completed by the applicant in a year of engineering approval. This prompted the applicant to resubmit the proposed site plan on April 14, 2023.

PURPOSE

On April 14, 2023, the applicant -- *David Srovji* -- submitted an application requesting the approval of a Site Plan for a *retail shopping center* and *house of worship*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100-foot railroad right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*), that is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond this is a single-family residential subdivision (*i.e. Lakeridge Subdivision*), that is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are two (2) office buildings followed by Turtle Cove Boulevard, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a vacant tract of land (*i.e. Lot 5, Block A, MTA Andrews Addition*). South of this is an office building situated on a 6.424-acre parcel of land (*i.e. Lot 4, Block A, MTA Andrews Addition*). These areas are zoned Commercial (C) District.

East: Directly east of the subject property is a house of worship (i.e. *Great Faith Church*) followed by a restaurant with drive-through (i.e. *Dutch Bros. Coffee*). Beyond this is Ridge Road [FM-740], which is identified as a M4D (major collector, four [4] lane, divided roadway) on the City’s Master Thoroughfare Plan. East of this roadway is an office park (i.e. *Lakewood Office Park Condos*) and several other office land uses that are zoned Commercial (C) District.

West: Directly west of the subject property is a 100-foot railroad right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is a single-family residential subdivision (i.e. *Turtle Cove Subdivision*). These areas are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Beyond this are the corporate boundaries of the City of Rockwall followed by Lake Ray Hubbard, which is situated in the City of Dallas.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *retail shopping center* and a *house of worship* were permitted *by-right* land uses when *Case No. SP2019-014* was originally approved. Since this time, the Unified Development Code (UDC) was changed to require a Specific Use Permit (SUP) for a *house of worship* in a Commercial (C) District; however, the project would be considered to be vested to the land uses that were in place when the original site plan application was submitted. The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X= 2.681-Acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 144.59-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=459.52-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X=10'; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=22-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=25.88%; In Conformance
<i>Minimum Number of Parking Spaces</i>	Retail: 1/250 = 10 parking spaces House of Worship: 1/4 Seats = 34 Parking Spaces Total: 44 Parking Spaces Required	X=51; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=21%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(F)(15), *General Retail Store*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a general retail store is defined as “(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies and sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationary; pets; drugs; hardware; and similar consumer goods.” According to Subsection 02.02(C)(4), *Church/House of Worship*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *church/house of worship* is defined as “(a) facility or area where people gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence.” In this case, the applicant is requesting a *retail shopping center*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The applicant is also requesting a *church/house of worship* which is permitted by Specific Use Permit in a Commercial (C) District; however, since this project was vested in 2019 prior to the text amendment being approved by *Ordinance No. 19-32 [Case No. Z2019-*

016], and the use has not changed from the original site plan, this use is considered to be vested to the original land use regulations prior to the text amendment being approved in 2019. These requirements listed *church/house of worship* as a permitted *by right* land use in a Commercial (C) District.

VARIANCE BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

Variances:

(1) Architectural Standards.

- (a) Four-Sided Architecture. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed buildings are not architecturally finished on all four (4) sides and this is not a row of trees planted along the perimeter of the subject property. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

- (b) Roof Design Standards. According to Article 05, *General Overlay District Development Standards*, of the *Unified Development Code (UDC)*, "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, the proposed building does not meet this standard. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

- (c) Parking. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(p)arking should not be located between the front façade and the property line." In this case, the applicant is showing five (5) parking spaces being located between the front façade and the front property line. Staff should note that there does not appear to be a hardship preventing the applicant from meeting the requirements of the ordinance for this variance request, and that these parking spaces could be moved elsewhere on the site.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] additional shrubbery along the north and west property lines. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Lakeshore District* and is designated for *Commercial/Retail* land uses. According to the plan, the *South Lakeshore District* "...is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections." The primary land uses in the *Commercial/Retail* designation include Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-tenant Commercial Centers, Neighborhood Centers and Convenience Centers. In this case, the

applicant is requesting approval of a site plan for a *Retail Shopping Center* and *House of Worship*. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 25, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant on April 14, 2023 and recommended that the applicant provide staff with a material sample board, finish the parapets on the backside, extend the parapets back 8.5-feet, and bring the parapet up to the middle column height on the east elevation. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the May 30, 2023 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of a *retail shopping center* and *house of worship* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-017

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 600 TURTLE COVE ROCKWALL TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE EMPTV

PROPOSED ZONING _____ PROPOSED USE COMMERCIAL

ACREAGE 2.6 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	<u>ABDUL LATIF KHAN</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON		CONTACT PERSON	<u>DAVID SROUSI</u>
ADDRESS	<u>5411 KINGSTON DR.</u>	ADDRESS	<u>755 VALLEGO DR</u>
CITY, STATE & ZIP	<u>ROCKWALL TX 75082</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>469-870-6020</u>	PHONE	<u>469-456-5935</u>
E-MAIL	<u>hajgab@hotmail.com</u>	E-MAIL	<u>DAVID.SROUSI960@GMAIL.COM</u>

NOTARY VERIFICATION [REQUIRED]

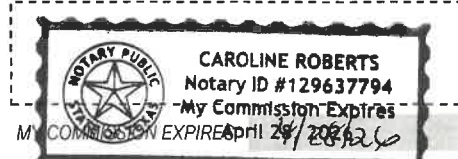
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Srousi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF April, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF April, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



Ross, Bethany

From: Ross, Bethany
Sent: Wednesday, May 31, 2023 9:44 AM
To: Ahmed Helaluzzaman
Cc: Naim Civil-Eng; Abdul Waheed; DrSyed Mansur Hussaini; dr diab mohamad; Dr. Abdul Lateef Khan; David Garrison
Subject: RE: Project Comments SP2023-017: Responses
Attachments: Engineering Markups.pdf; _Approval Letter [Signed].pdf

Good Morning Ahmed et all,

Please see attached markups from our Engineering department and the approval letter attached. The Planning and Zoning Commission approved the site plan by a vote of 5-0, with the conditions below:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.
- (2) The applicant provides an updated landscape plan showing the addition of two (2) accent trees located behind the building prior to the submittal of engineering plans.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Please let me know if you have any questions.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bröss@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany
Sent: Friday, May 19, 2023 8:43 AM
To: Ahmed Helaluzzaman <akm.helaluzzaman@gmail.com>
Cc: Naim Civil-Eng <naim1207@yahoo.com>; Abdul Waheed <waheedmep@yahoo.com>; DrSyed Mansur Hussaini <drshussaini@gmail.com>; dr diab mohamad <davidrouji960@gmail.com>; Dr. Abdul Lateef Khan <hafzab@hotmail.com>; David Garrison <David@iplanlandscapes.com>
Subject: RE: Project Comments SP2023-017: Responses

Hi Ahmed,

Just wanted to remind you that all updated plans need to be turned in by Tuesday, May 23, 2023.

Thank you,
Bethany Ross
Planner
City of Rockwall

972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ahmed Helaluzzaman <akm.helaluzzaman@gmail.com>
Sent: Tuesday, May 2, 2023 4:46 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Naim Civil-Eng <naim1207@yahoo.com>; Abdul Waheed <waheedmep@yahoo.com>; DrSyed Mansur Hussaini <drshussaini@gmail.com>; dr diab mohamad <davidrouji960@gmail.com>; Dr. Abdul Lateef Khan <hafzab@hotmail.com>; David Garrison <David@iplanlandscapes.com>
Subject: Project Comments SP2023-017: Responses

Dear Bethany,

We have already asked our respected consultants to send us their revised drawings and have not received them yet. As we mentioned on the City Responses that we will address them on the Building Permit Set.

We may forward you the Civil's Site Plan by tomorrow where the majority of the responses will be covered except the Photometric & the Landscape items.

Our original Landscape Architect has been retired because of age and cannot work any more. We have found another Landscape Architect started working but he may respond back just before 05.09.2023.

We will try our best to respond back as soon as we can. If you still find that you need to see the plans by today then let us move this meeting to the next closest date.

Thank you for your help.

Sincerely,

Ahmed Helaluzzaman
B. ARCH; [M.SC](#) (URBAN PLANNING); UPDA Grade 'A' (Qatar); LEED AP & BD+C (USA)

amazing concept llc.

545 Coventry Drive
Grapevine, Tx 76051
Mobile: **817.808 0811**
Email: akm.helaluzzaman@gmail.com

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On Tue, May 2, 2023 at 4:04 PM Ross, Bethany <bross@rockwall.com> wrote:

Hey Ahmed,

Just checking in on this. All updated plans are due today by 5:00 PM.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany

Sent: Monday, May 1, 2023 9:20 AM

To: 'Ahmed Helaluzzaman' <akm.helaluzzaman@gmail.com>

Cc: Naim Civil-Eng <naim1207@yahoo.com>; Abdul Waheed <waheedmep@yahoo.com>; Mohammad A Salam <masalam2745@gmail.com>; DrSyed Mansur Hussaini <drshussaini@gmail.com>; dr diab mohamad <davidsrouji960@gmail.com>; Dr. Abdul Lateef Khan <hafzab@hotmail.com>

Subject: RE: Project Comments SP2023-017: Responses

Thank you, Ahmed. Looking forward to seeing the rest.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ahmed Helaluzzaman <akm.helaluzzaman@gmail.com>

Sent: Friday, April 28, 2023 4:39 PM

To: Ross, Bethany <bross@rockwall.com>

Cc: Naim Civil-Eng <naim1207@yahoo.com>; Abdul Waheed <waheedmep@yahoo.com>; Mohammad A Salam <masalam2745@gmail.com>; DrSyed Mansur Hussaini <drshussaini@gmail.com>; dr diab mohamad <davidsrouji960@gmail.com>; Dr. Abdul Lateef Khan <hafzab@hotmail.com>
Subject: Project Comments SP2023-017: Responses

Good Afternoon Bethany,

Attached are our responses with BLUE color and also the Revised Elevations addressed Architectural Review Board comments.

Our Landscape, Civil & Electrical consultants are working on their comments and will forward you once done.

Please let us know if you have any further questions.

Thank you.

Sincerely, I

Ahmed Helaluzzaman

B. ARCH; [M.SC](#) (URBAN PLANNING); UPDA Grade 'A' (Qatar); LEED AP & BD+C (USA)

amazing concept llc.

545 Coventry Drive

Grapevine, Tx 76051

Mobile: **817.808 0811**

Email: akm.helaluzzaman@gmail.com

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On Thu, Apr 27, 2023 at 1:39 PM Ahmed Helaluzzaman <akm.helaluzzaman@gmail.com> wrote:

Great, looks like I was black listed!!!

Thank you.

Sincerely,

Ahmed Helaluzzaman

B. ARCH; [M.SC](#) (URBAN PLANNING); UPDA Grade 'A' (Qatar); LEED AP & BD+C (USA)

amazing concept llc.

545 Coventry Drive

Grapevine, Tx 76051

Mobile: **817.808 0811**

Email: akm.helaluzzaman@gmail.com

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On Thu, Apr 27, 2023 at 1:21 PM Ross, Bethany <bross@rockwall.com> wrote:

Ahmed,

I just got this email so I think my IT department was able to fix the problem. Please let me know if you have any further issues.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ahmed Helaluzzaman <akm.helaluzzaman@gmail.com>
Sent: Thursday, April 27, 2023 9:52 AM
To: Ross, Bethany <bross@rockwall.com>; Planning <planning@rockwall.com>
Subject: Re: Project Comments SP2023-017

Good Morning Bethany,

We did not understand why we needed to raise the parapet height and the building heights. If your concern is the RTU then please see the attached Roof Plan & the Concept Site Section for your review.

Please call us to discuss the other comments as well.

Thank you for your help.

Sincerely,

Ahmed Helaluzzaman

B. ARCH; [M.SC](#) (URBAN PLANNING); UPDA Grade 'A' (Qatar); LEED AP & BD+C (USA)

amazing concept llc.

545 Coventry Drive

Grapevine, Tx 76051

Mobile: **817.808 0811**

Email: akm.helaluzzaman@gmail.com

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On Wed, Apr 26, 2023 at 2:28 PM Ross, Bethany <bross@rockwall.com> wrote:

Good Afternoon,

I just wanted to follow up about last night. The Architecture Review Board requested the following revisions (see markups attached):

1. Provide staff with a Material Sample Board of all the materials used on the building before the next Architecture Review Board meeting on May 9, 2023.
2. Finish the Parapets on the backside to match the front.
3. Extend the parapets back
4. Bring the parapet up to the middle column height on the East Elevation.

If you would like to come in and chat about the project comments, please feel free to come in anytime today or Friday. Thursday afternoon works for us too. If you have issues with replying to this email – try emailing Planning@rockwall.com as I have access to that email box as well. But just a heads up, we have been having issues here with our phones and computers today.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany
Sent: Monday, April 24, 2023 8:44 AM
To: 'dm.remodeling57@gmail.com' <dm.remodeling57@gmail.com>
Cc: 'akm.helaluzzaman@gmail.com' <akm.helaluzzaman@gmail.com>
Subject: FW: Project Comments SP2023-017

Good Morning David,

Attached are the project comments and engineering markups for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: April 25, 2023

Planning and Zoning Commission Public Hearing: May 9, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

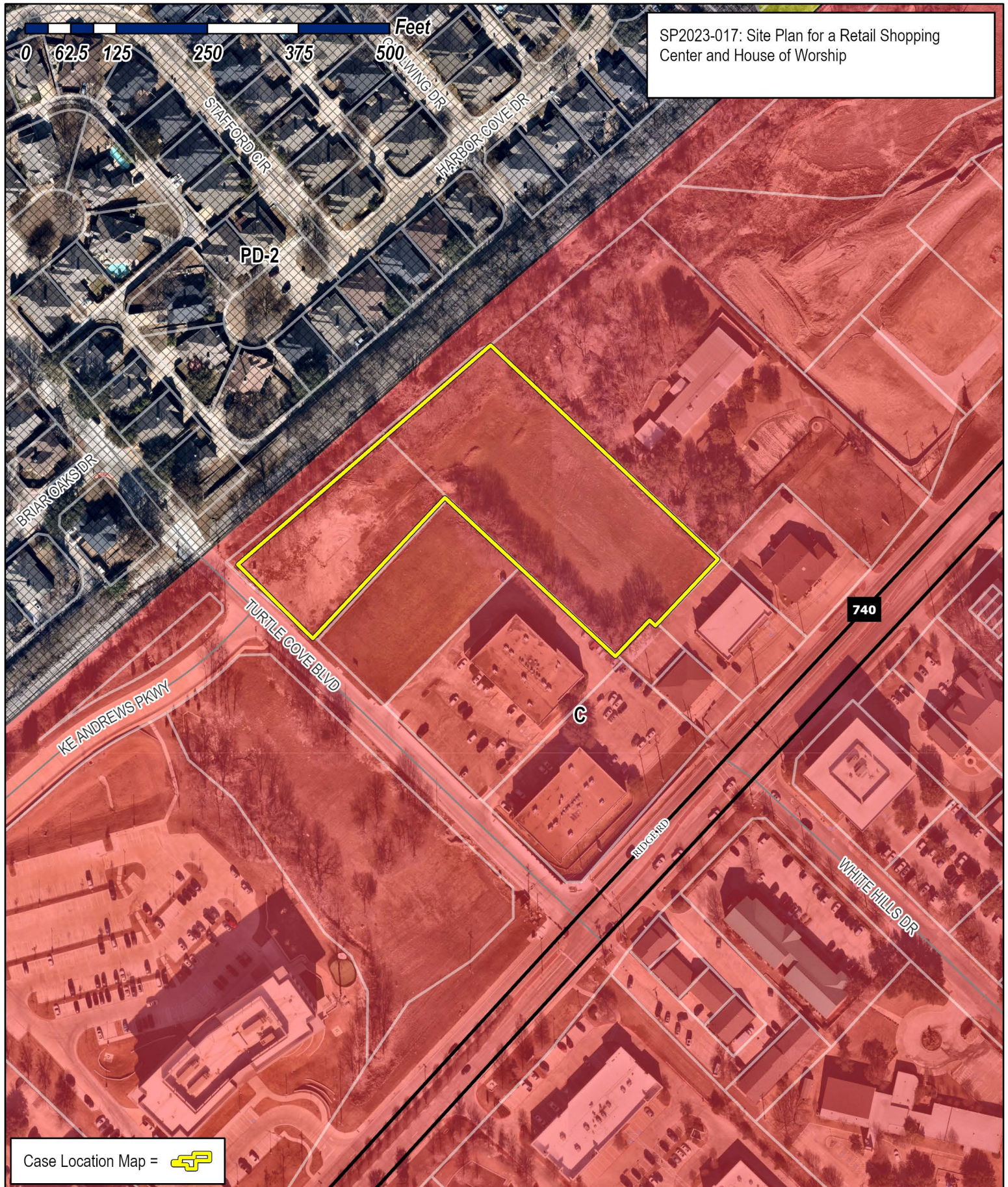
bröss@rockwall.com

[City of Rockwall - Planning & Zoning](#)


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SP2023-017: Site Plan for a Retail Shopping Center and House of Worship

Case Location Map = 

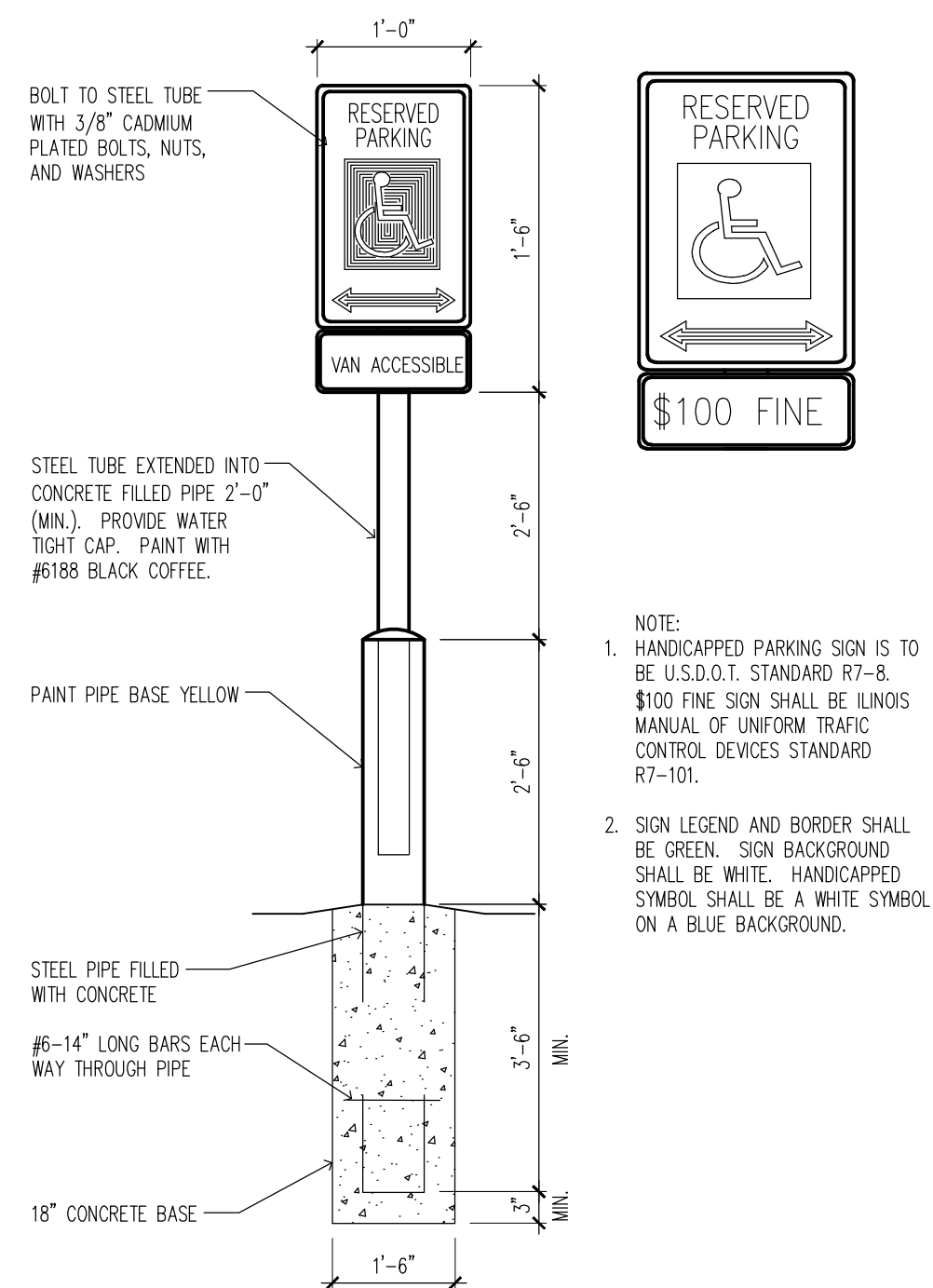


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

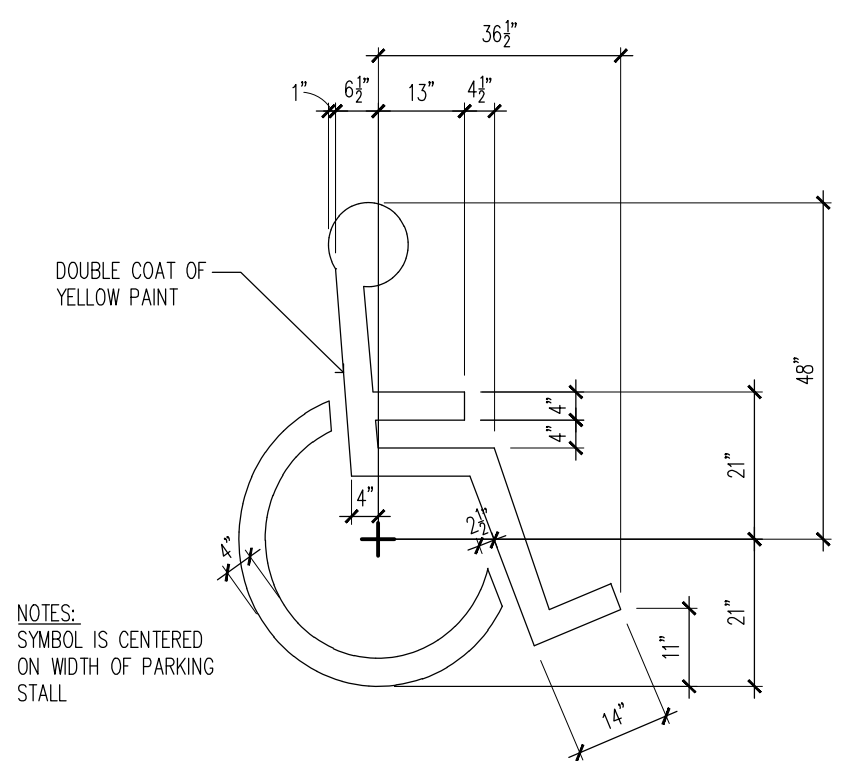
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



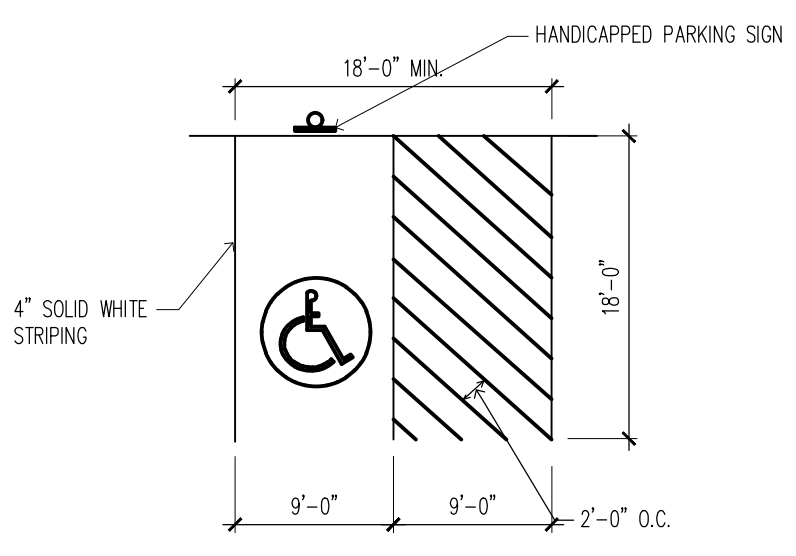


05 HANDICAP PARKING SIGN
N.T.S.

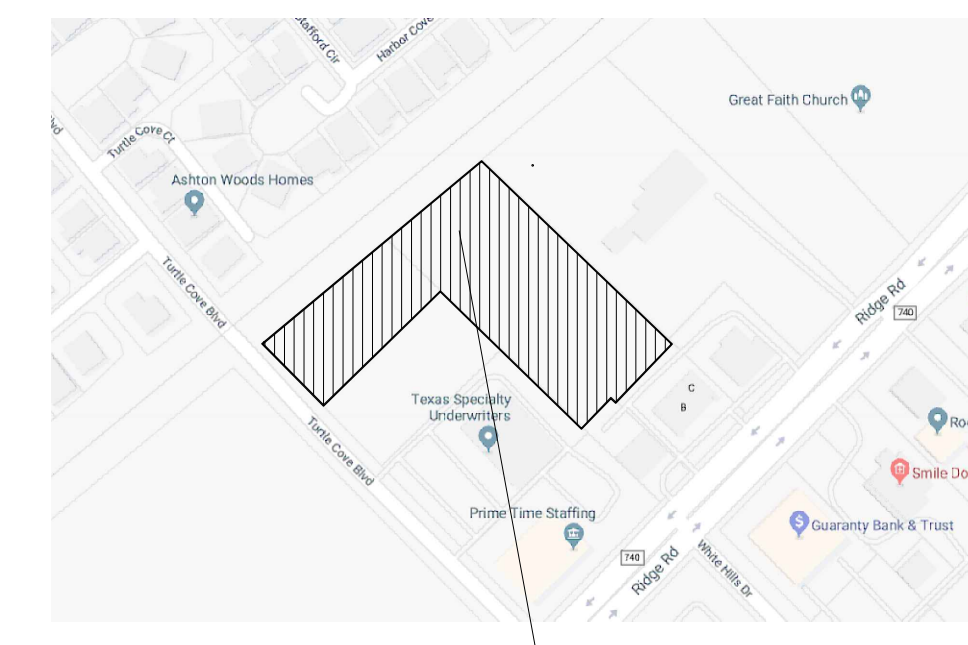
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



04 HANDICAPPED PAINTED SYMBOL
N.T.S.

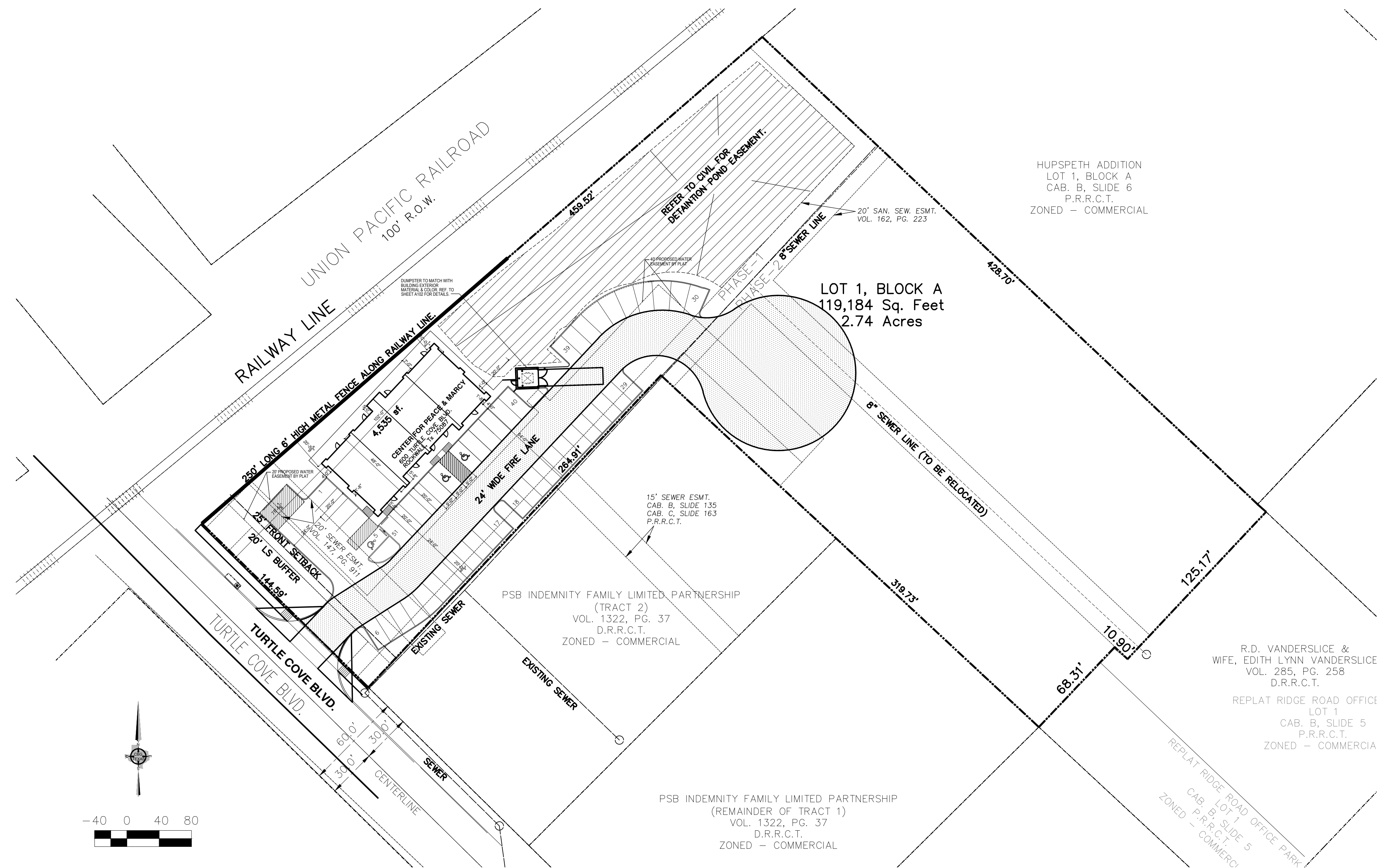


03 HANDICAPPED PARKING STALL
N.T.S.



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'4"



01 SITE PLAN
SCALE: 1"=40'4"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

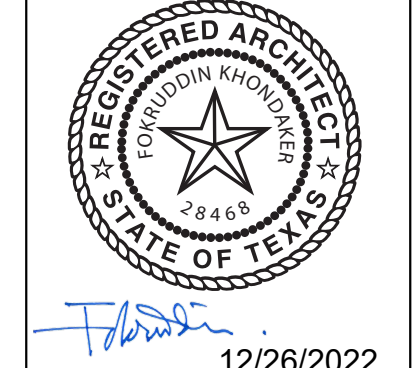
OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.28.22	CITY COMMENTS

ARCHITECT OF THE RECORD:
Fokriddin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (800) 609-4806



amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, TX 76051
Tel: (817) 806-0811
E-mail: okm.heboluzzaman@gmail.com

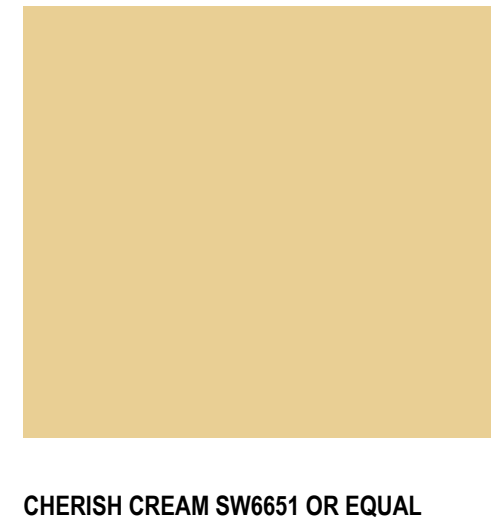
SHEET TITLE:
SITE PLAN

DATE: 06.09.2021
SCALE: AS SHOWN
DRAWN:
DESIGNER:
A. HELALUZZAMAN

PROJECT #
H-2019-02
SHEET NO.:
A101



DARK BRONZE FRAMES, PARAPET CAP & CANOPY



CHERISH CREAM SW6651 OR EQUAL



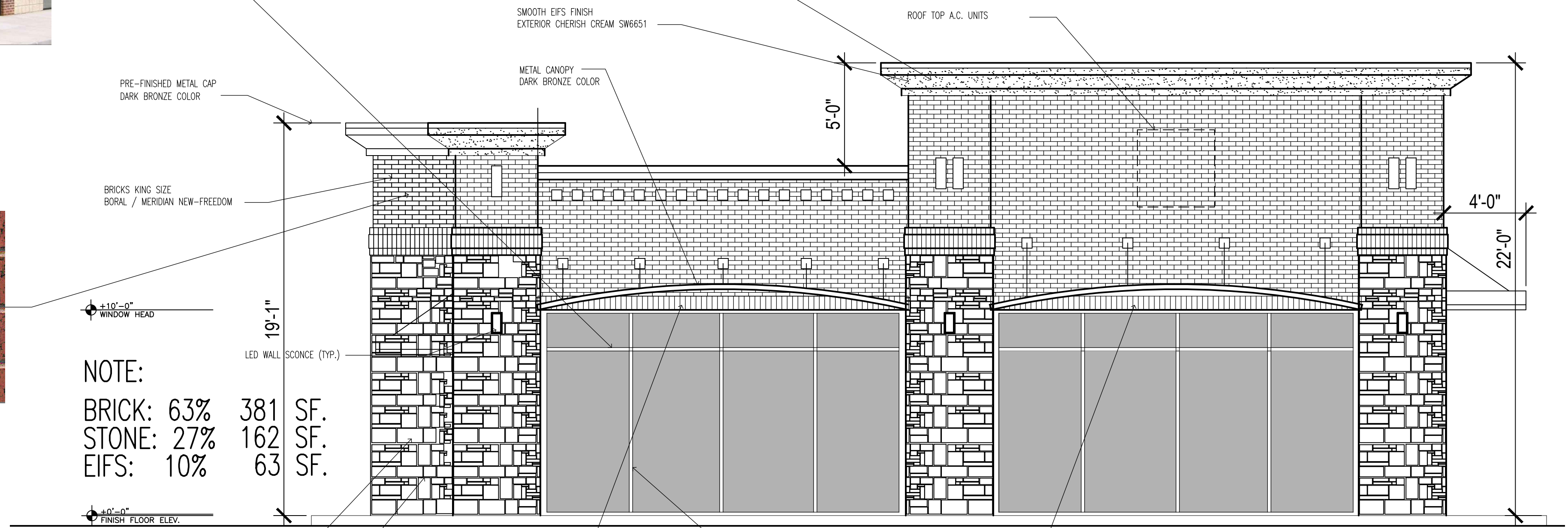
BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL



NATURAL LIME STONE OR EQUAL

NOTE:

BRICK: 63% 381 SF.
 STONE: 27% 162 SF.
 EIFS: 10% 63 SF.



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

 Planning & Zoning Commission, Chairman Director of Planning & Zoning

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

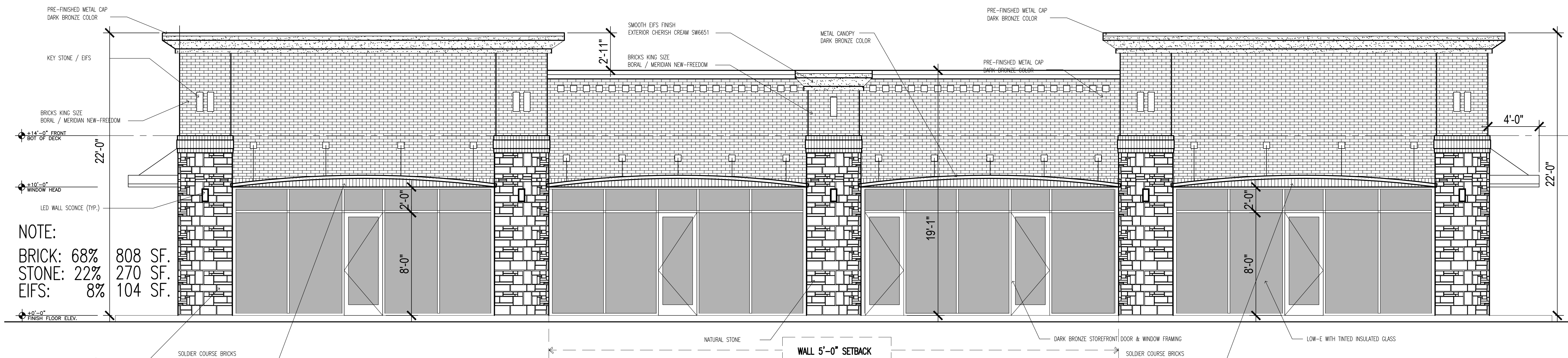
REVISIONS:

ARCHITECT OF THE RECORD:
 Fokreddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel. (817) 806 0811
 E-mail: okm.heloluzzaman@gmail.com

amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 75051
 Tel. (817) 806 0811
 E-mail: okm.heloluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

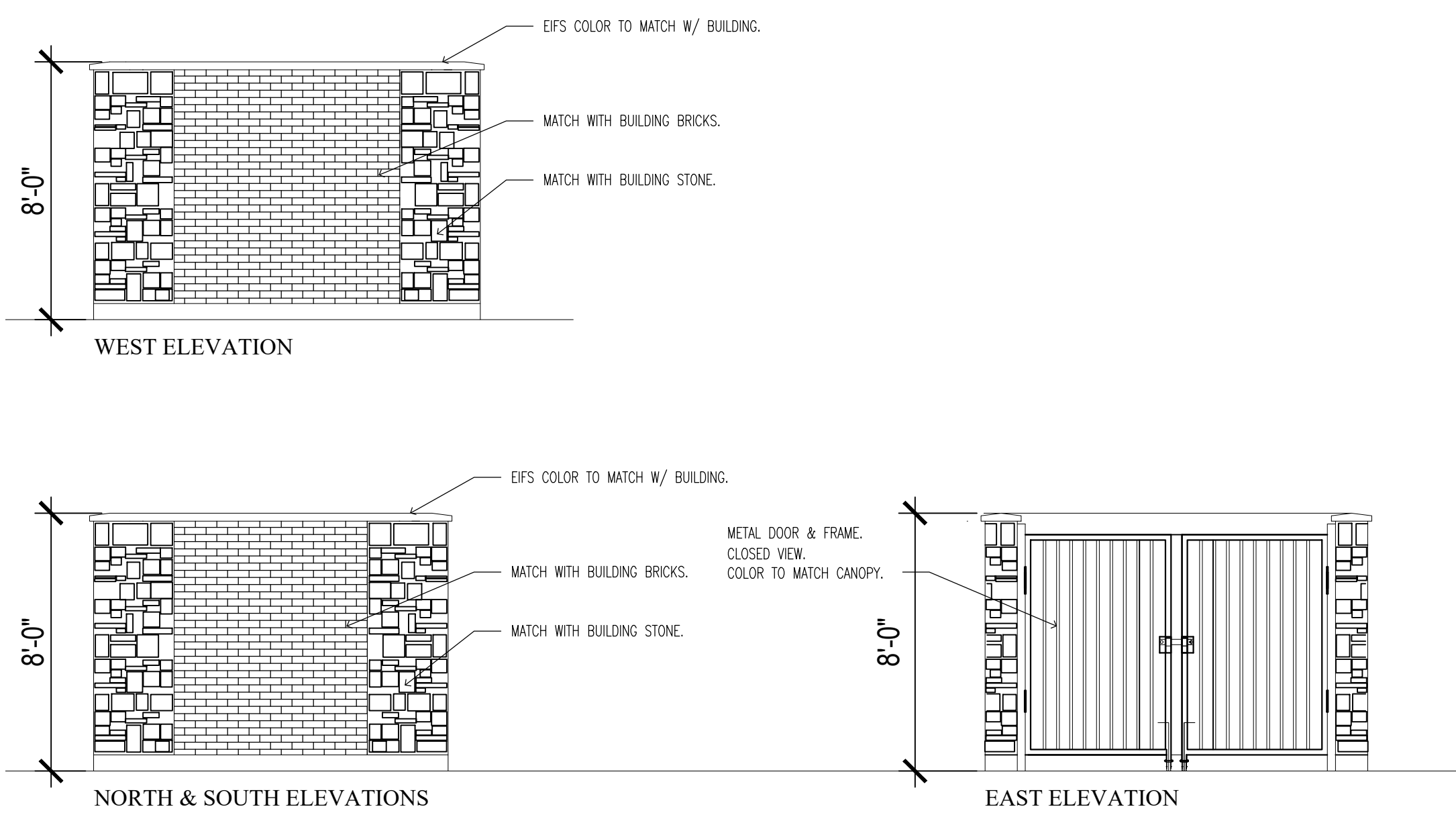
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN
PROJECT #	
H-2019-02	
SHEET NO:	
A501	



1 EAST ELEVATION

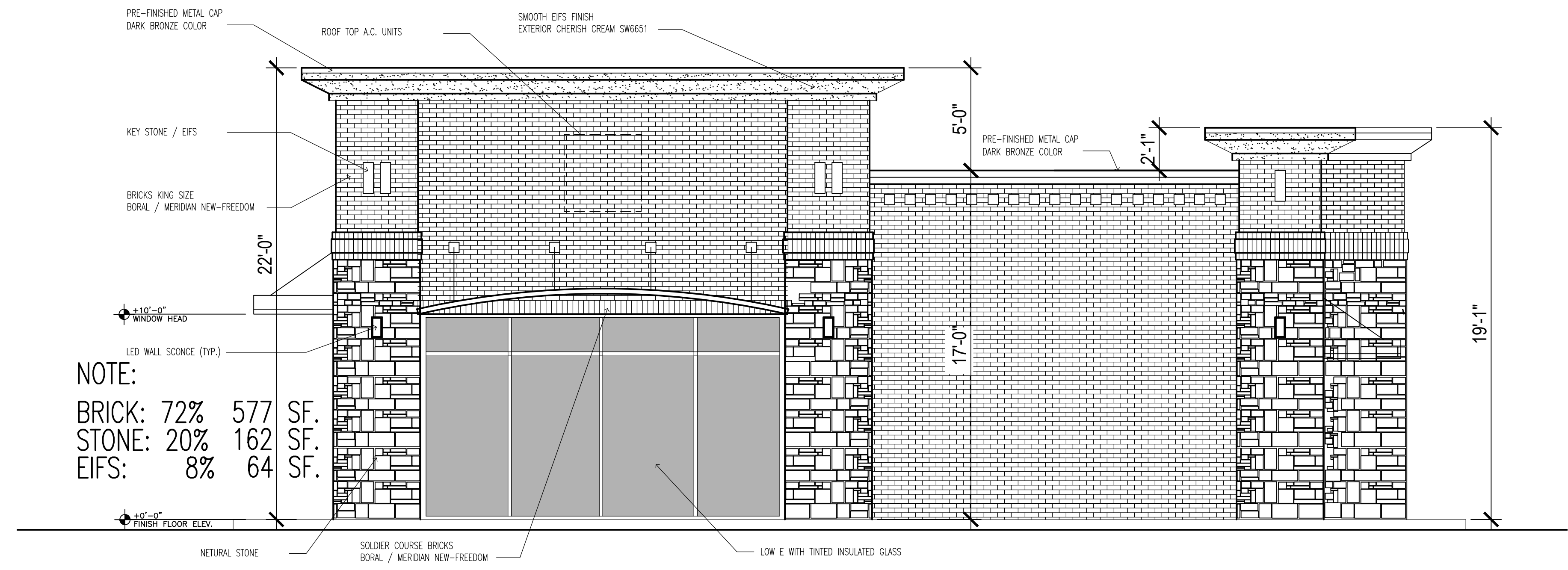
SCALE: 1/4" = 1'-0"

CASE NO: SP2023-017



3 DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

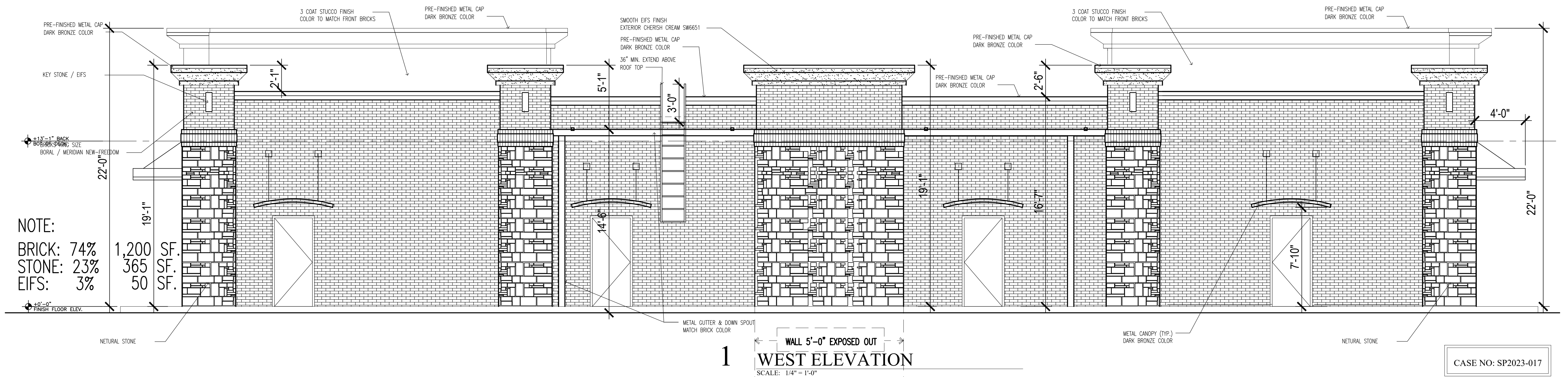
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (817) 856 0811
E-mail: okm.helaluzzaman@gmail.com

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residential & commercial projects
545 Coventry Drive, Grapevine, Tx 75051
Tel. (817) 856 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE: 04.28.2023
SCALE: AS SHOWN

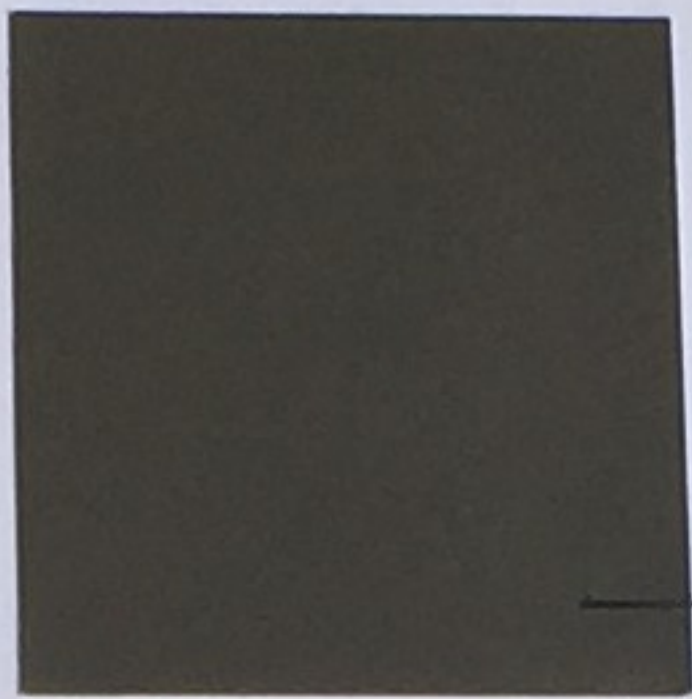
DRAWN: A. HELALUZZAMAN
DESIGNER:

PROJECT # H-2019-02

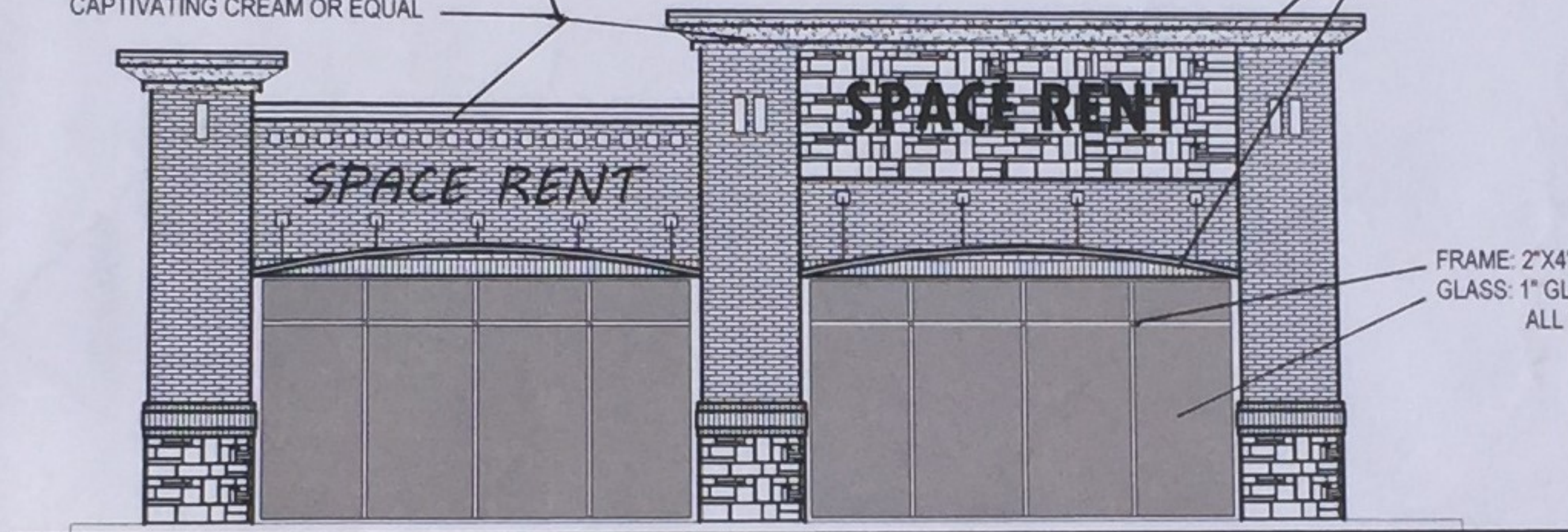
SHEET NO: A502



SW 6659
CAPTIVATING CREAM OR EQUAL



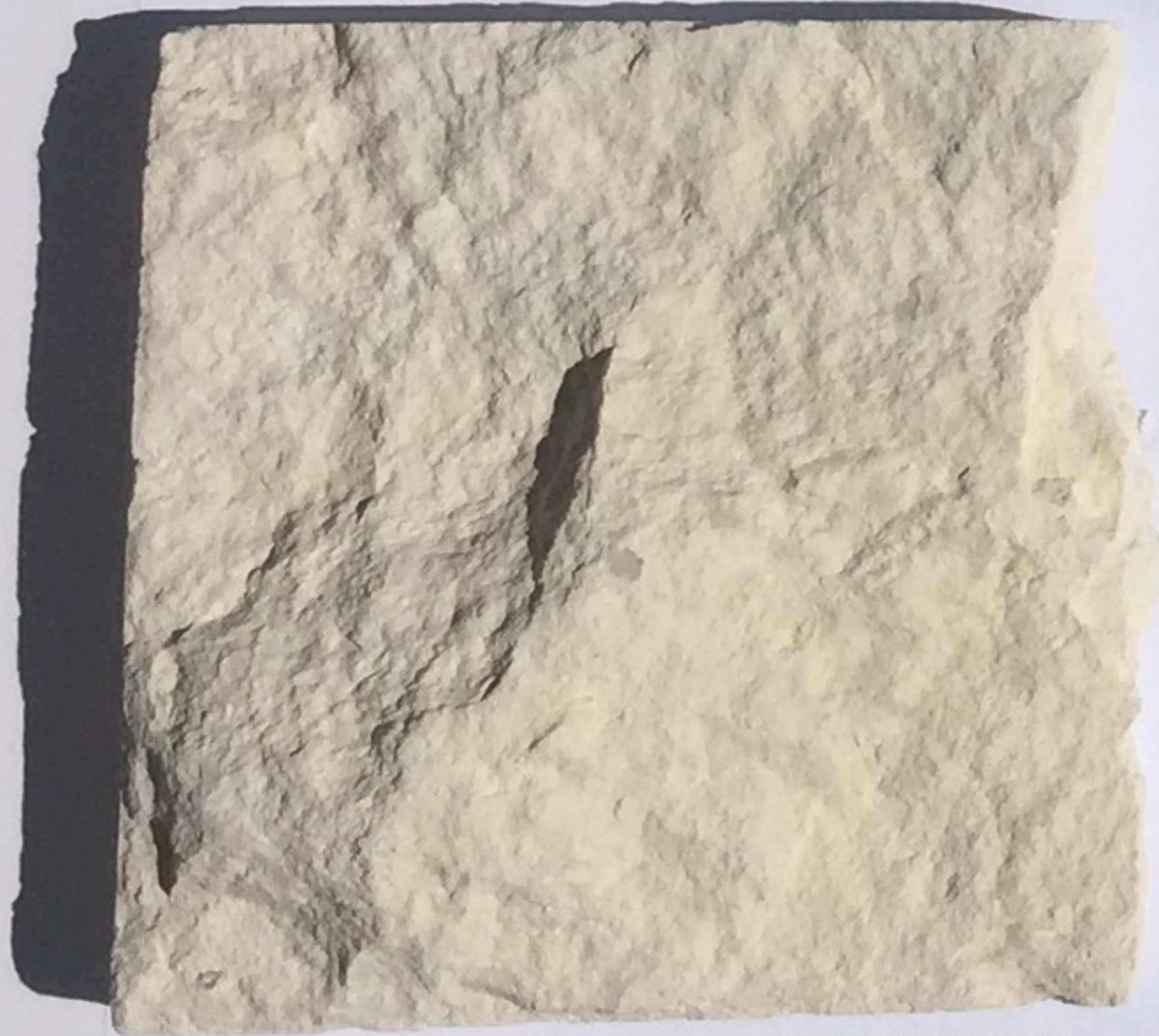
PRE-FINISHED METAL CAP & CANOPY
DARK BRONZE



FRAME: 2"x4" (DARK BRONZE)
GLASS: 1" GLAZING (1/4"-1/2"-1/4")
ALL TEMPERED & TINTED GLASS



PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL



MERIDIAN NEW-FREEDOM OR EQUAL

OWNER:
Abdul Latif Khan
4152 Goodland Dr., Richardson, TX 75082

PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

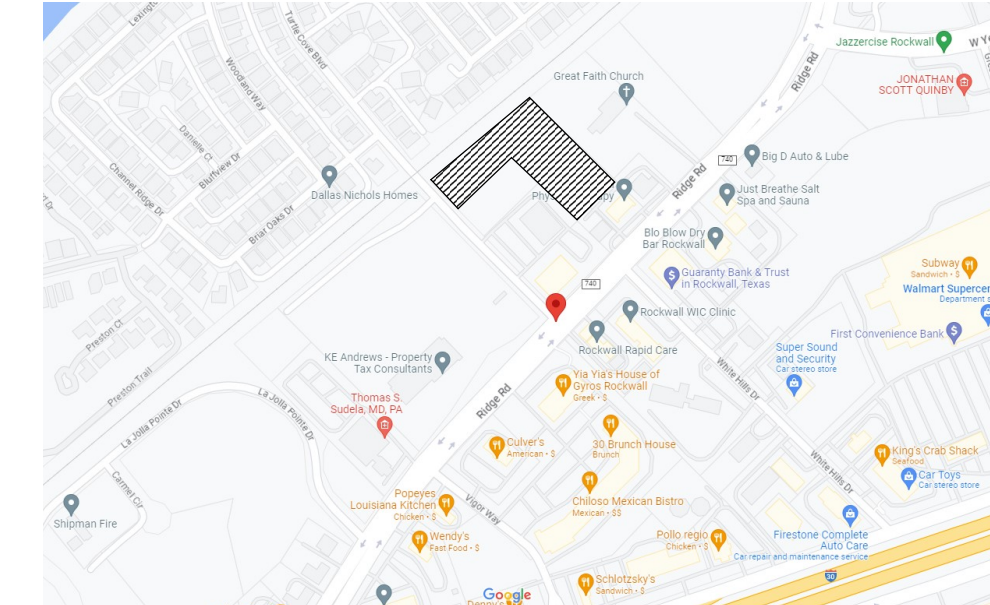
amazing o
environmental & construction
1461 Cooney Drive, Spring
TX, 77173-3531
E-mail: ahmed.helaluzzaman@gmail.com

PROJECT N
RETAIL BU
CASE NUM

Quantity	Symbol	Description
Landscape		
Ground Cover-Vines		
29982		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
43		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
19		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
16		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft. to 8 ft.
9		Ilex vomitoria / Holly, Yaupon 6 ft. to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
15		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
 The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
 (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
 (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
 (3) Be maintained and kept operational at all times to provide for efficient water distribution.

SITE DATA TABLE	
DESCRIPTION	COMMERCIAL ZONING
ZONING	COMMERCIAL DISTRICT
OWNER	SCENIC CENTRAL DISTRICT GOOD
LOT AREA PHASE 1	1.28 AC (50,737 SF)
BLDG. AREA PHASE 1	4,535 SF
TOTAL LOT AREA	2.74 AC (119,364 SF)
LOT COVERAGE	25.81%
FLOOR AREA RATIO	0.59
BUILDING HEIGHT	MAX. STORY (20' MAX)
NET AREA	2,284 SF
ADDITIONAL (SCHEDULE)	2,284 SF
COMMON OCCUPANTS	100.00 - 100.00 TOTAL
NETAL OCCUPANTS	2,284.00 - 0.00 (20' MAX)
PARKING REQUIRED (OVERSHAP)	100.00 - 30
PARKING PROVIDED (TOTAL)	2,800.00 - 10.00 (20' MAX)
TOTAL PARKING PROVIDED	547.00
TOTAL PARKING PROVIDED	\$1 INCLUDING ADA



SITE LOCATION - NTS

DAVID L. GARRISON
 Landscape Design Studio
 4445 Eldorado Drive
 Plano, Texas 75093
 214-668-4163
 david@iPlanLandscapes.com



LANDSCAPE PLAN

CPM MASJID
 Center for Peace and Mercy, Inc.
 600 Turtle Cove Blvd.
 Rockwall, TX 75087

REVISIONS:
 None

DATE:
 5-7-2023

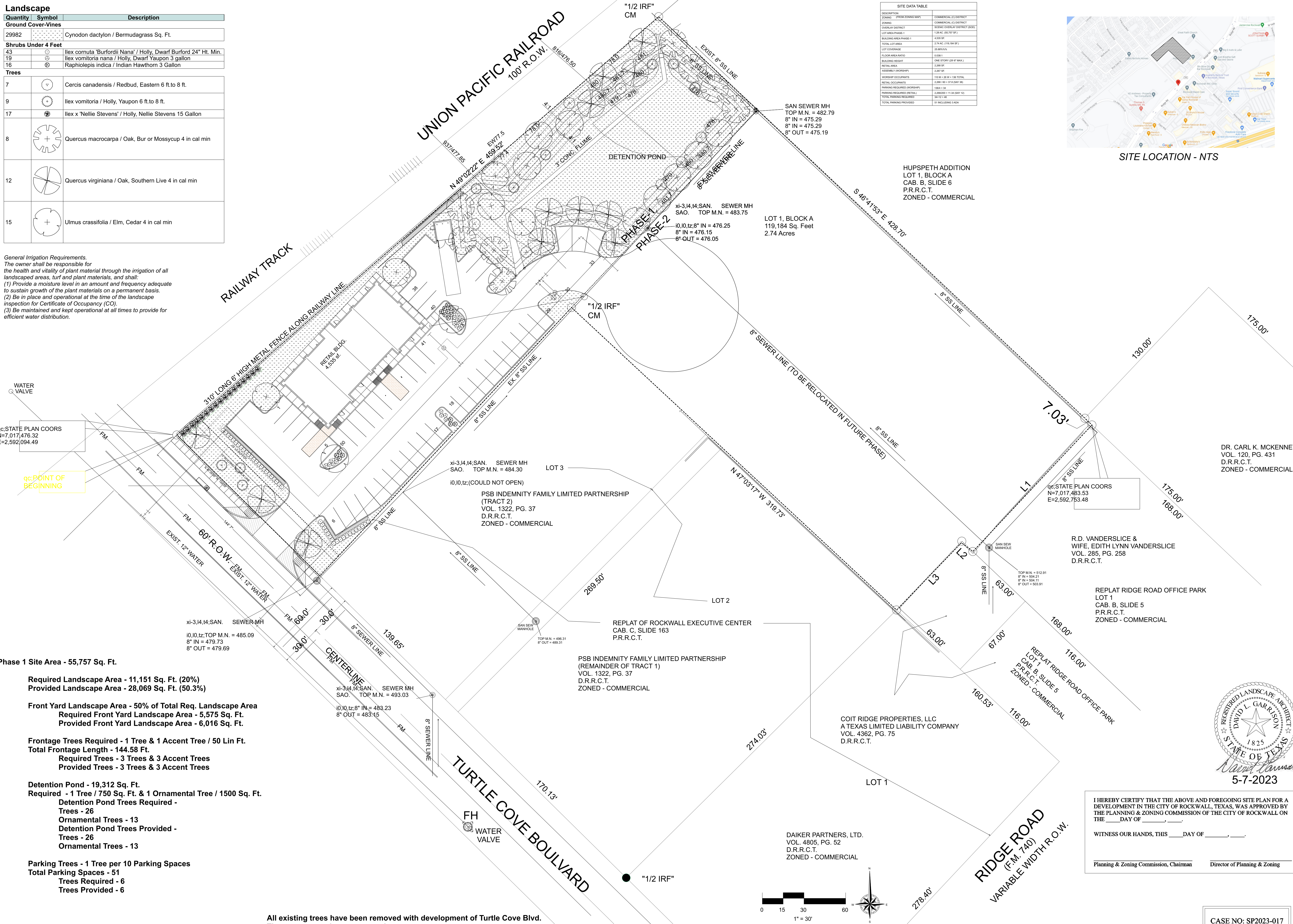
JOB NUMBER:
 230507

DRAWN BY:
 David G

CHECKED BY:
 N/A

SCALE:
 1" = 30'

SHEET:
 L - 1



- Phase 1 Site Area - 55,757 Sq. Ft.
- Required Landscape Area - 11,151 Sq. Ft. (20%)
- Provided Landscape Area - 28,069 Sq. Ft. (50.3%)
- Front Yard Landscape Area - 50% of Total Req. Landscape Area
- Required Front Yard Landscape Area - 5,575 Sq. Ft.
- Provided Front Yard Landscape Area - 6,016 Sq. Ft.
- Frontage Trees Required - 1 Tree & 1 Accent Tree / 50 Lin Ft.
- Total Frontage Length - 144.58 Ft.
- Required Trees - 3 Trees & 3 Accent Trees
- Provided Trees - 3 Trees & 3 Accent Trees
- Detention Pond - 19,312 Sq. Ft.
- Required - 1 Tree / 750 Sq. Ft. & 1 Ornamental Tree / 1500 Sq. Ft.
- Detention Pond Trees Required - Trees - 26
- Ornamental Trees - 13
- Detention Pond Trees Provided - Trees - 26
- Ornamental Trees - 13
- Parking Trees - 1 Tree per 10 Parking Spaces
- Total Parking Spaces - 51
- Trees Required - 6
- Trees Provided - 6

All existing trees have been removed with development of Turtle Cove Blvd. There are currently no trees on the property.

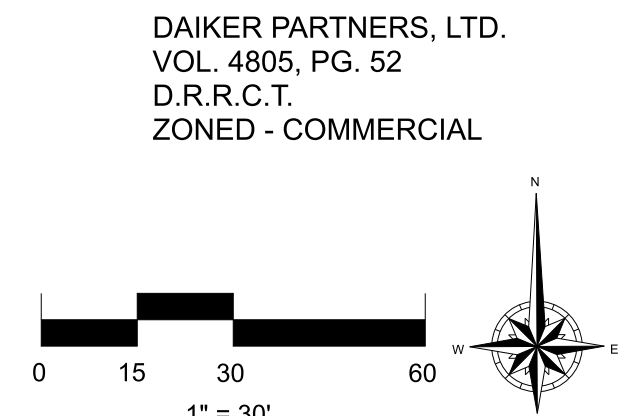


I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

 Planning & Zoning Commission, Chairman

 Director of Planning & Zoning

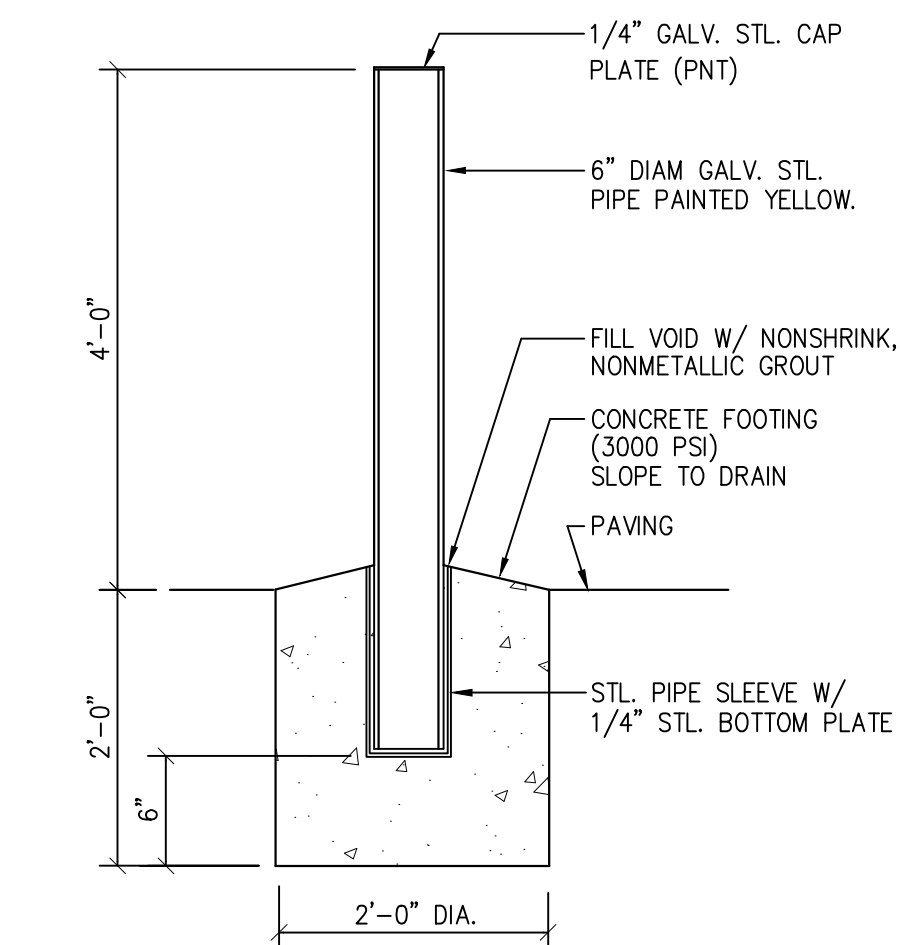


CASE NO: SP2023-017

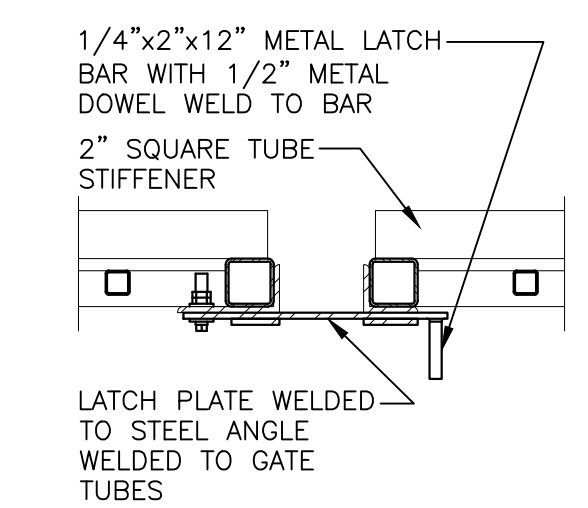
- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

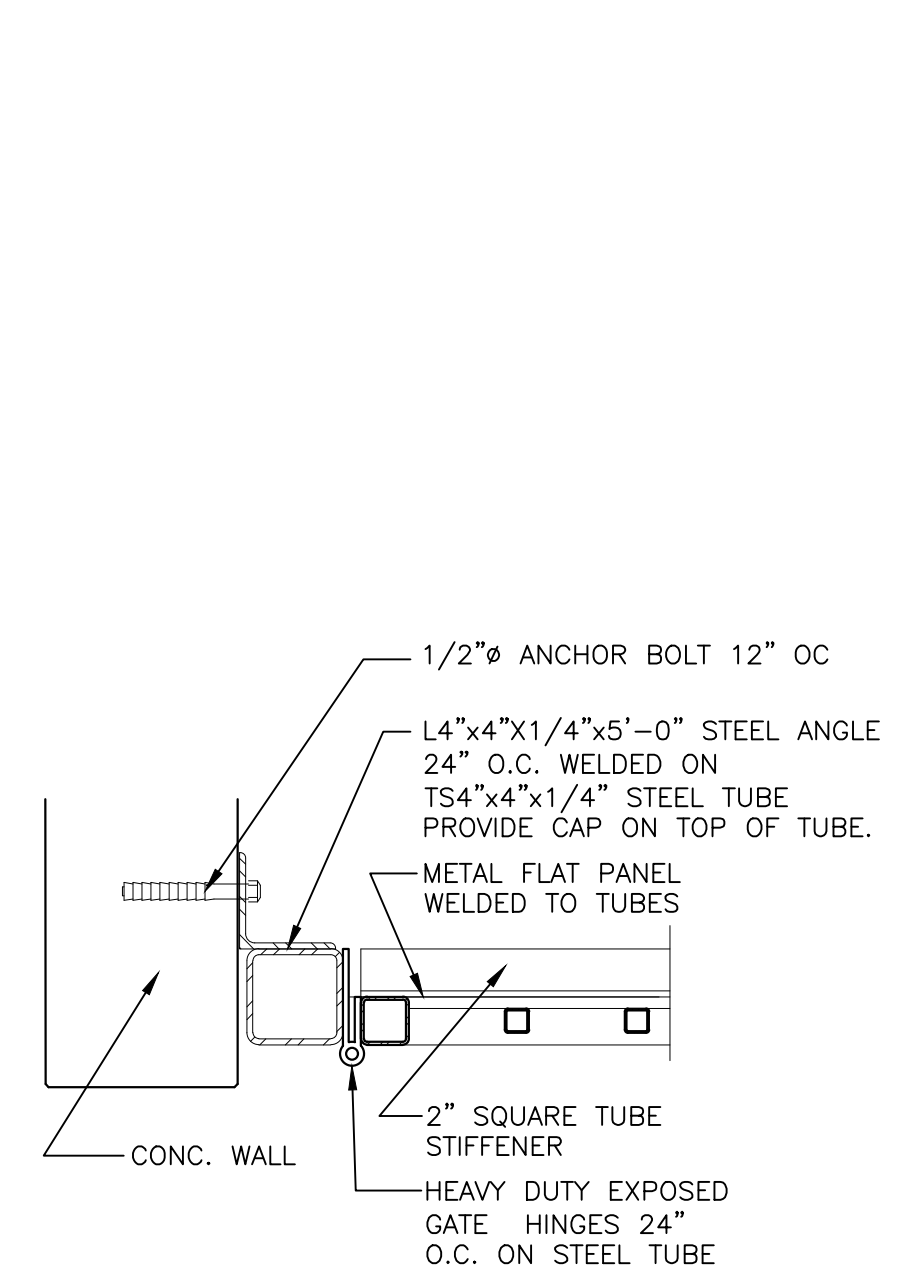
PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087



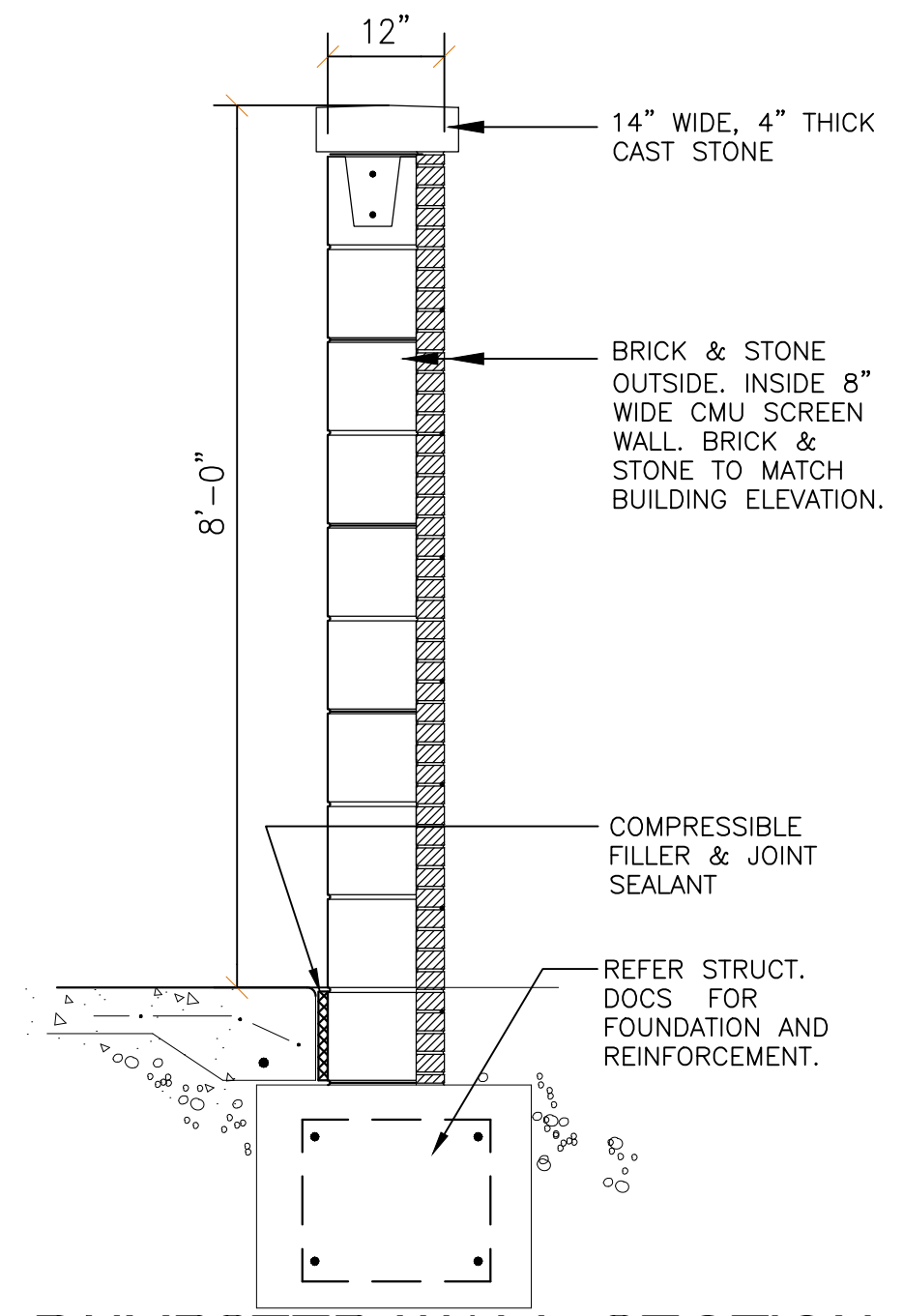
06 PIPE BOLLARD DETAIL
 SCALE : 1/4" = 1'-0"



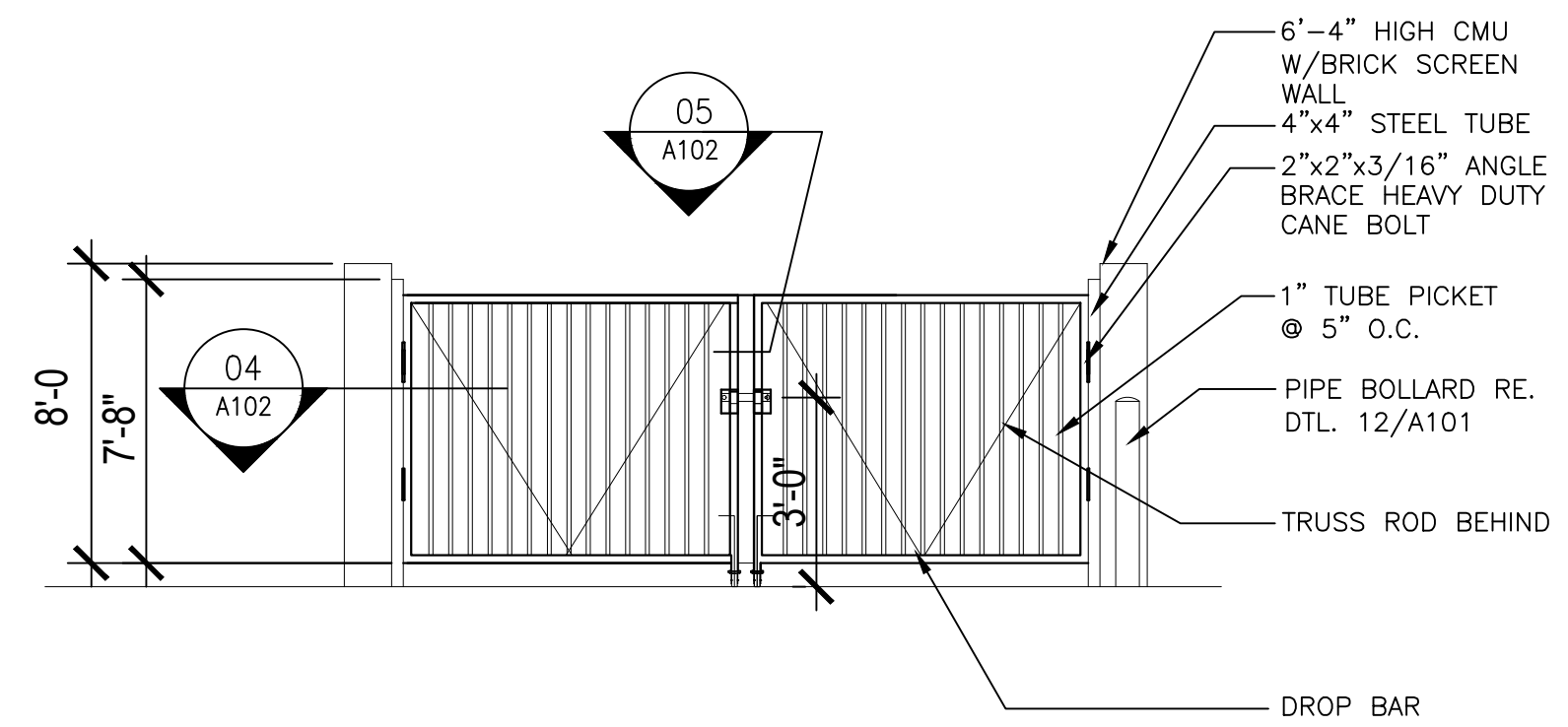
05 GATE HINGE DETAIL
 SCALE : 1/4" = 1'-0"



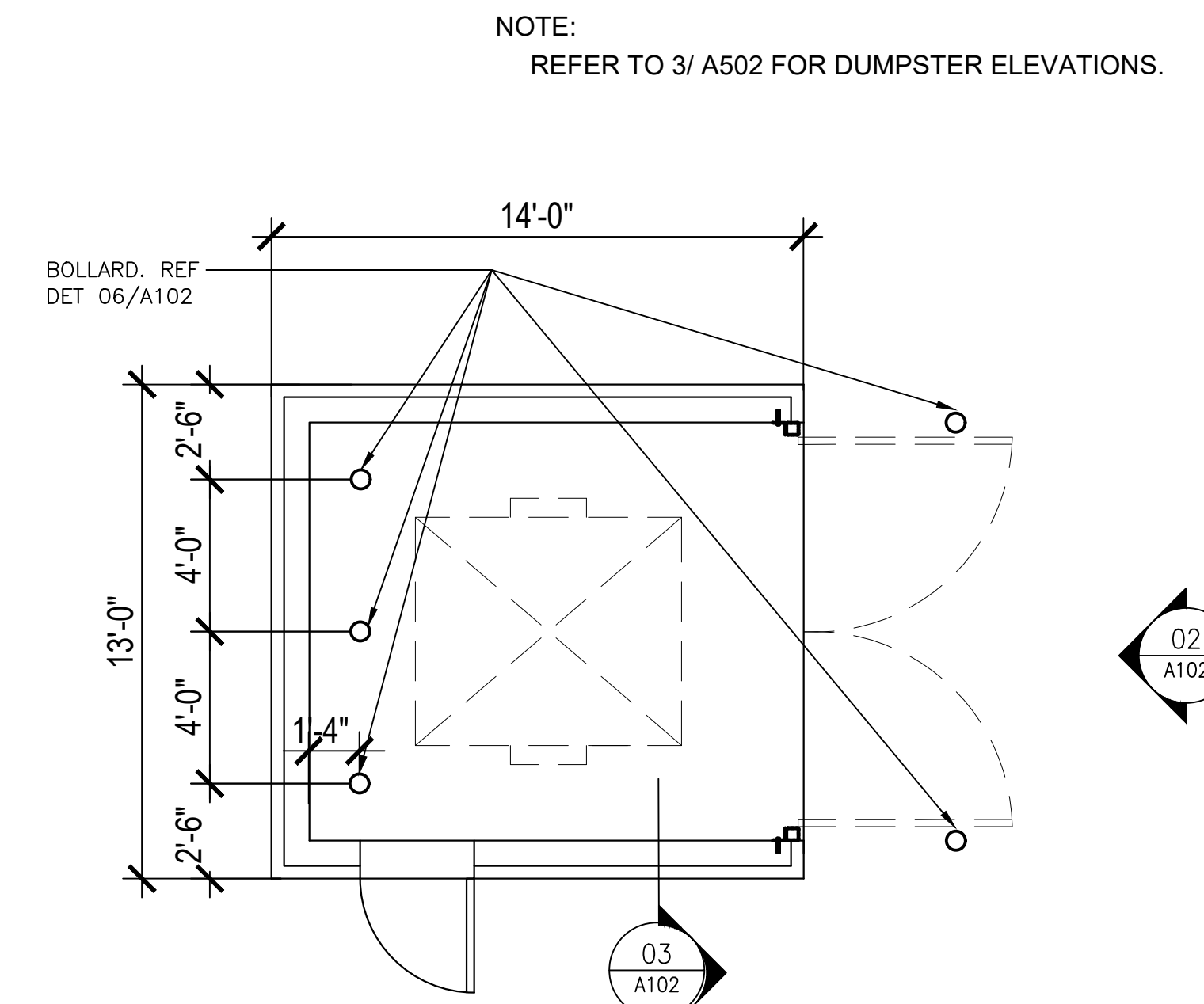
04 GATE HINGE DETAIL
 SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
 SCALE : 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
 SCALE : 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
 SCALE : 1/4" = 1'-0"

NOTE:
 REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.

REVISIONS:

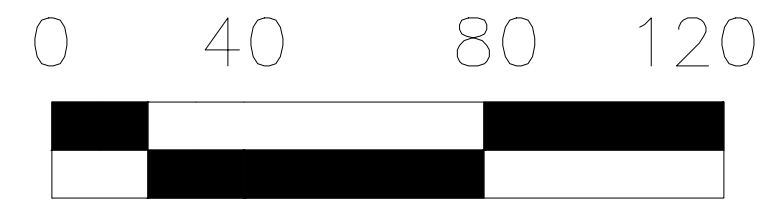
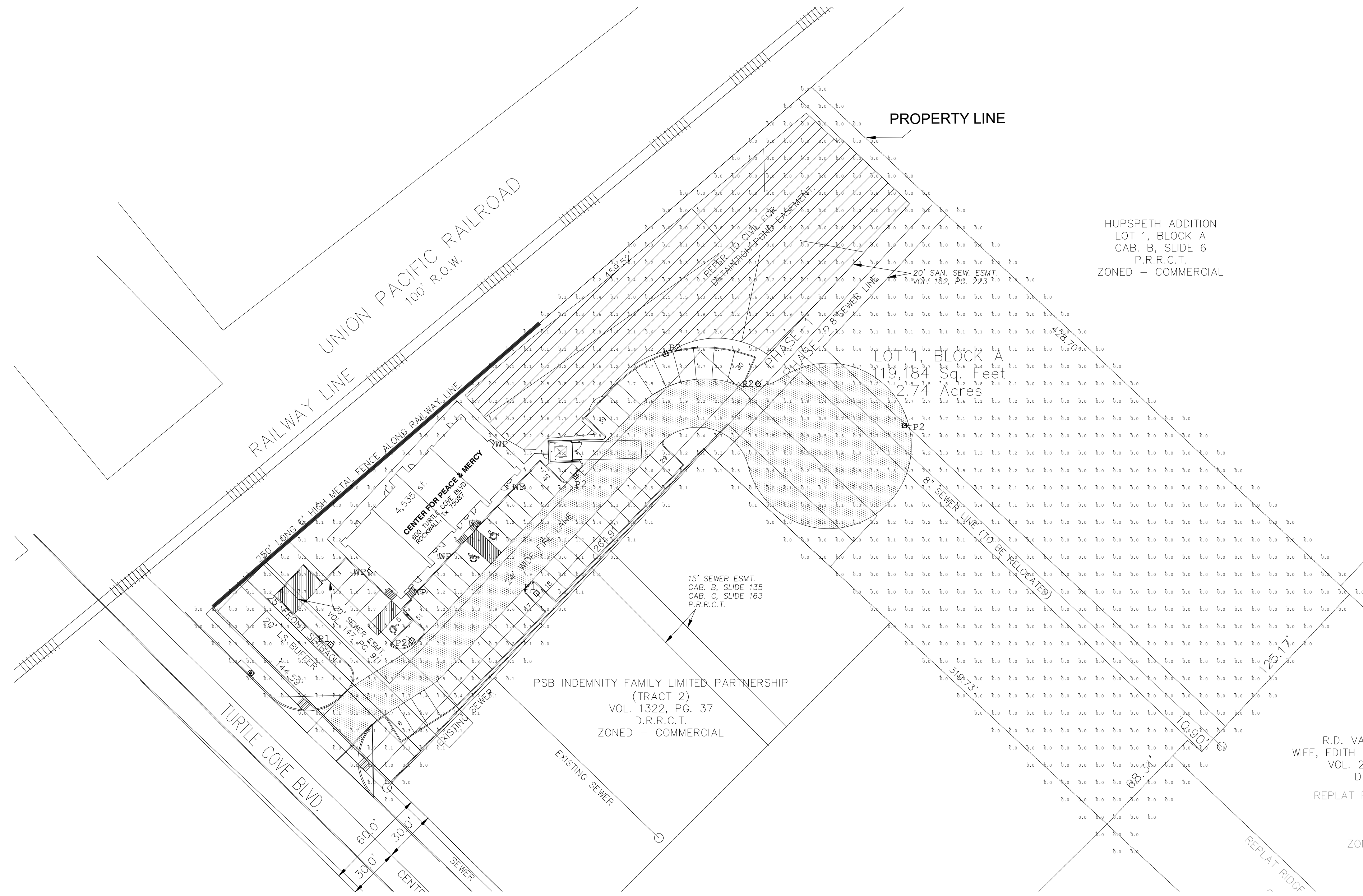
ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel. (800) 609 4806



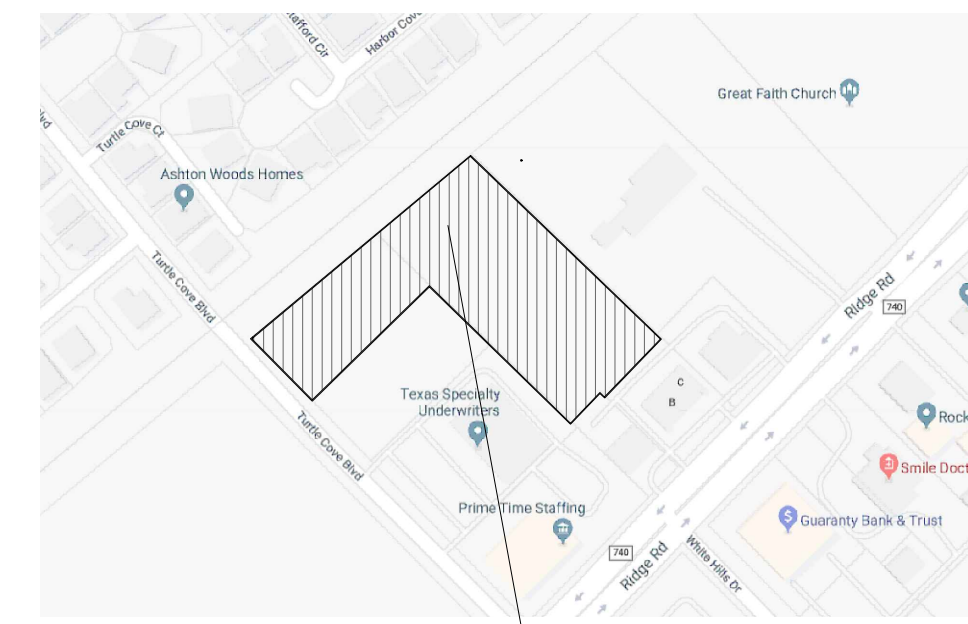
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel. (817) 806 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	SHEET NO.: A102

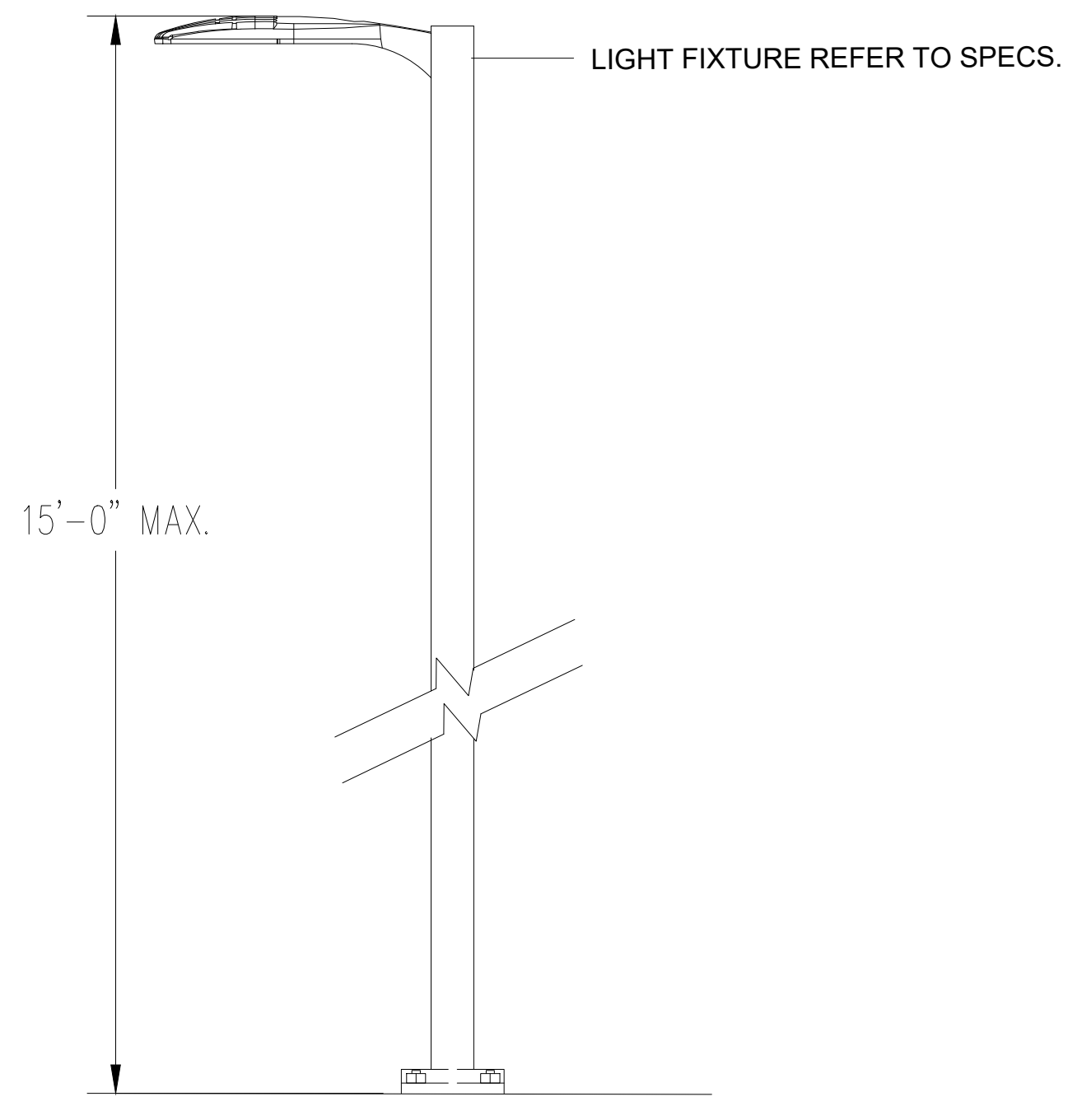


01 PHOTOMETRIC PLAN
SCALE: 1"=40'-0"



THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'-0"



03 TYPICAL SITE POLE
SCALE: N.T.S.

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule							
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts	
P1	2	☐	Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102	
P2	5	☐	Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102	
WP	6	☐	Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24	

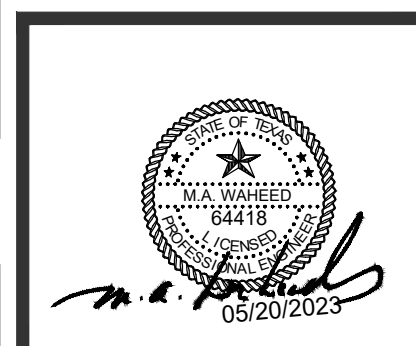
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO.: SP2023-017



WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-703-2010
FIRM #: F-0336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
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REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 75051
Tel: (817) 806 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE:	SCALE:
06.11.2019	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN
PROJECT #	
SP2023-017	
SHEET NO:	ESP



May 31, 2023

TO: David Srovji
755 Vallejo Drive
Rockwall, Texas 75087

CC: Abdul Latif Kahn
5411 Kingston Drive
Richardson, Texas 75082

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2023-017; *Site Plan for the Center for Peace and Mercy*

David:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on May 30, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.
- (2) The applicant provides an updated landscape plan showing the addition of two (2) accent trees located behind the building prior to the submittal of engineering plans.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 30, 2023 the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 5-0, with Commissioner Llewellyn absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross".

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department